

## CHAPTER 3: ZONING DISTRICT REGULATIONS

### ARTICLE 1. ZONING DISTRICTS AND BOUNDARIES

#### 3.1.1. Zoning Districts

The areas designated and shown by the Official Zoning Maps of the City of Greenwood are hereby divided into the following districts. Please note that these are maximum densities and that this ordinance does not guarantee the maximums can be reached.

DISTRICT   DISTRICT NAME	
<b>Residential</b>	
<b>R1</b>	Residential – single family, low density <ul style="list-style-type: none"> <li>• 1 acre minimum lot size</li> <li>• 1 housing unit per lot maximum</li> </ul>
<b>R2</b>	Residential – single family, low density <ul style="list-style-type: none"> <li>• ½ acre minimum lot size</li> <li>• 2 housing units per acre maximum</li> </ul>
<b>R3</b>	Residential – single family, medium density <ul style="list-style-type: none"> <li>• 1/3 acre minimum lot size</li> <li>• 3 housing units per acre maximum</li> </ul>
<b>RM3</b>	Residential – manufactured housing, medium density <ul style="list-style-type: none"> <li>• 1/3 acre minimum lot size</li> <li>• 3 housing units per acre maximum</li> </ul>
<b>R4</b>	Residential – medium density <ul style="list-style-type: none"> <li>• 10,000 square foot minimum lot size</li> <li>• 4 housing units per acre maximum</li> </ul>
<b>R7</b>	Residential – high density <ul style="list-style-type: none"> <li>• 6,000 square foot minimum lot size</li> <li>• 7 housing units per acre maximum</li> </ul>
<b>RM7</b>	Residential – manufactured housing, high density <ul style="list-style-type: none"> <li>• 6,000 square foot minimum lot size</li> <li>• 7 housing units per acre maximum</li> </ul>
<b>R10</b>	Residential – high density <ul style="list-style-type: none"> <li>• 4,500 square foot minimum lot size</li> <li>• 10 housing units per acre maximum</li> </ul>
<b>R12</b>	Residential – high density <ul style="list-style-type: none"> <li>• 4,500 square foot minimum lot size</li> <li>• 12 multi-family housing units per acre</li> </ul>
<b>R15</b>	Residential – high density <ul style="list-style-type: none"> <li>• 4,500 square foot minimum lot size</li> <li>• 15 multi-family housing units per acre</li> </ul>

<b>DISTRICT</b>	<b>DISTRICT NAME</b>
<b>Commercial</b>	
<b>NC</b>	Neighborhood Commercial
<b>OP</b>	Office Professional
<b>GC</b>	General Commercial
<b>CC</b>	Core Commercial
<b>IP</b>	Institutional Professional
<b>NS</b>	Neighborhood Services
<b>Industrial</b>	
<b>LIW</b>	Light Industrial/Warehousing
<b>HI</b>	Heavy Industrial
<b>Planned Development</b>	
<b>PD</b>	Planned Development
<b>Overlay District</b>	
<b>AIR</b>	Airport Overlay
<b>HIS</b>	Historic Preservation Overlay
<b>CO-GW</b>	City of Greenwood Main Street Corridor Overlay
<b>O-MV</b>	Mill Village Overlay
<b>O-UP</b>	Uptown Greenwood Overlay
<b>O-GV</b>	Old Greenwood Village Historic Overlay

In addition, FIA Flood Hazard Boundary Maps designated flood hazard areas for Greenwood County, South Carolina, having an effective date as prepared by the Department of Housing and Urban Development, Federal Insurance Administration, copies of which are on file in the office of the clerk of court are adopted by reference and are fully a part of this Ordinance as set forth herein.

### 3.1.2. Zoning District Boundaries

When uncertainty exists as to the boundaries of the zoning districts as shown on the Official Zoning Maps for the City of Greenwood, the following rules shall apply:

- A. Whenever any street, alley, or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of the street, alley, or public way vacated, and all area included in the street, alley, or public way vacated shall be subject to all appropriate regulations of the extended districts.
- B. When a boundary line is located within a street or alley, easement, navigable or non-navigable stream, it shall be deemed to be in the center of the right-of-way of the street, alley, easement, or navigable or non-navigable stream, and if the actual location of such street, alley, easement, or navigable or non-navigable stream, varies slightly from the location as shown on the district map, then the actual location shall control.
- C. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

- D. When a district boundary line is shown as being located a specific distance from a street line or other physical feature, this distance shall control.
- E. Where the district boundaries, as shown on the Official Zoning Maps approximately coincide with lot lines or governmental lines, the lot lines or governmental lines shall be construed to be the district boundary lines unless otherwise indicated.
- F. In cases where district boundaries as shown on the Zoning District Map do not coincide or approximately coincide with street lines, alley lines, or lot lines, and no dimensions are shown, the location of such district boundary lines shall be determined by the use of the scale appearing on the map.
- G. Where boundaries cannot be determined using the methods listed above, the Zoning Official shall interpret the district boundaries.

### 3.1.3. Zoning District Matrix

The Zoning District Use Matrix depicts the zoning districts and the land uses allowed in each district.

#### 3.1.3.1. Zoning District Use Matrix Rules

The following rules apply to the table:

- A. Uses Permitted by Right. A “P” indicates that a use is allowed by right in the respective district. Such uses are subject to other applicable regulations of this Zoning Ordinance.
- B. Conditional Uses. A “C” indicates a use that is allowed conditionally in the respective district, provided that it meets the additional listed standards contained in *Articles 2* through 6. Conditional uses are subject to other applicable regulations of this Zoning Ordinance.
- C. Special Exceptions. An “S” indicates that a use is allowed only if reviewed and approved as a Special Exception, in accordance with the Special Exception Review Procedures of *Chapter 12, Article 6 – Special Exceptions* and upon compliance with general conditions in the regulations. Special Exception uses are subject to all other applicable regulations of this Zoning Ordinance.
- D. Uses Not Allowed. A blank cell in the Use Table indicates that a use is not allowed in the respective district.

#### 3.1.3.2. Determination of Use Category

The Zoning Officials shall determine the appropriate use category for all land uses, and shall determine the appropriate category for a use not specifically listed in the Zoning District Use Matrix and whether the activities are to be considered principal or accessory uses using the following considerations:

- A. The actual or projected characteristics of the activity in relationship to the characteristics of each use category;

- B. The relative amount of site area or floor space and equipment devoted to the activity;
- C. Relative amounts of sales from each activity;
- D. The customer type for each activity;
- E. The relative number of employees in each activity;
- F. Hours of operation;
- G. Building and site arrangement;
- H. Number and types of vehicles used within the activity;
- I. The relative number of vehicle trips generated by the use;
- J. Signs and how the use advertised itself; and
- K. Whether the activity is likely to be found independent of the other activities of the site.

#### **3.1.3.3. Determination of Principal Use**

Principal uses are assigned to the use that most closely describes the nature of the principal use. When the principal uses of a development are different, each principal use is classified separately and is subject to all applicable regulations for that use. Developments within multiple principal uses, such as shopping centers, shall incorporate only those uses allowed in the underlying zoning district.

#### **3.1.3.4. Accessory Uses**

Accessory uses are allowed by right in conjunction with a principal use unless otherwise stated in this Zoning Ordinance. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. The side yard setback is hereby established as the side and rear yard setback for all accessory structures. Accessory uses may be located in rear yards only, but may be allowed in the side yard provided they are attached by means of a breezeway. The breezeway must be architecturally similar to the principal structure on the lot. Accessory uses are listed in *Article 2* through *6* of this chapter.

#### **3.1.3.5. Specific Use Category Descriptions**

The following uses listed in Table 3-1 and *Articles 2* through *6* require further definition:

Other Light Industrial – A building or part of a building housing a use primarily engaged in the manufacturing, predominantly from previously prepared materials of finished products or parts including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products or components. Such use shall be enclosed within the building except for parking and loading facilities, and outside storage accessory to the permitted use(s), and shall not in its operation ordinarily result in emission from the building odors, fumes, noise,

particulate matter, vibrations, heat, glare or electrical interference. This use category applies only to those light industrial uses not specifically listed in *Table 3-1, Zoning District Use Chart*.

Other Heavy Industrial – All other industrial activities which are not included within the definition of “Other Light Industrial”. This use category applies only to those heavy industrial uses not specifically listed in *Table 3-1, Zoning District Use Chart*.

Retail, Extensive – Activities include the wholesale or retail sale or rental of goods or services wherein such goods or services are offered at one location, either in the same building or in a series of buildings, which, in the aggregate, exceed 5,000 square feet in gross floor area. This use category includes superstores and “big box” retail centers. Retail uses that meet these criteria, regardless of whether they fall in another retail use category, shall be classified as Retail, Extensive.

TABLE 3-1 – ZONING DISTRICT USE CHART

	SPECIFIC USE	R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LW	HI
<b>RESIDENTIAL</b>																			
<i>Residential</i>	Duplex						P	P	P	P	P								
	Group Home, Limited																		
	Houseboat																		
	Manufactured Home																		
	Manufactured Home – Residentially Designed				C			C											
	Manufactured Home Park							C											
	Mobile Home				C			C											
	Multi-Family Dwellings								P	P	P				C				
	Single Family Attached (3 or more units)																		
	- Patio Home						C	C	P	P	P								
	- Zero Lot Line Home																		
	- Townhouse																		
	Single Family Detached	P	P	P	P	P	P	P	P	P	P		P			P	C		
<b>CIVIC</b>																			
<i>Cultural</i>	Auditorium/Arena													P	P	P			
	Cultural Arts Center														P				
	Library	C	C	C	C	C	C	C	C	C	C	P		P	P	P	P		
	Museum/Art Gallery											P	C	P	P	C			
	Public Assembly Hall													P	P	P			
<i>Day Care</i>	Child/Adult Care Center											C	C	C		C	C	C	
	Child/Adult Care Home	C	C	C	C	C	C	C	C	C	C								
	Group Child/Adult Day Care Home						C	C	C	C	C								
	Family Child/Adult Day Care Home	C	C	C	C	C	C	C	C	C	C								
<i>Government Services</i>	Animal Shelter													C				C	C
	Correctional Institution														P				
	Government/Public Utility Office											P		P	P	P		P	P
	Military Armory													P				C	
	Police, Fire & EMS Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
	Post Office											P		P	P	P			
	Other Governmental Services													P	P				
<i>Institutional</i>	Administrative Offices													P	P	P			
	Assisted Living								C	C	C					C			
	Beauty/Barber School															P			
	College/University Building															C			
	Commercial/Trade School															C		C	C
	Dormitory															C			
	Educational Institution															C			
	Group Home, Extensive (See Chapter 6, Article 8)								P	P	P					P			
	Hospital/Sanatorium															P			
	Medical Clinic													P	P	P	P		
	Nursing/Convalescent Home													C		C			
	Other Institutional																		
	Outpatient Hospital															C			
	Outpatient Treatment Facility													C		P			
	Primary/Secondary School	C	C	C	C	C	C	C	C	C	C					C			
	Technical College/School															C			

USE CATEGORY	SPECIFIC USE	R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LIW	HI
Recreation	Amusement Center													C					
	Amusement Park													C					
	Athletic Field, Indoor													P					
	Baseball/Softball/Soccer Park	C	C	C	C	C	C	C	C	C	C			P					
	Basketball Court, Outdoor													P					
	Batting Cages – Commercial													P					
	Botanical Garden						P	P	P	P	P	P	P	P	P	P			
	Bowling Alley													P					
	Camp																		
	Community Center	C	C	C	C	C	C	C	C	C	C	P		P	P	P			
	Community/Neighborhood Recreation	C	C	C	C	C	C	C	C	C	C	P	P		P	P			
	Driving Range													P					
	Fairground																	P	
	Golf Course, Including Clubhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Golf Course, Par 3													P					
	Gymnasium													P					
	Health Club													P					
	Marina																		
	Miniature Golf Course													C					
	Outdoor Recreation Facility	C	C	C	C	C	C	C	C	C	C								
	Pistol/Rifle Firing Range (Commercial)																		
	Private Recreation Area	C	C	C	C	C	C	C	C	C	C		P			P			
	Public Park and/or Playground	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P		P	P
	Racetracks																	P	
	Racquet/Tennis Facility, Indoor													P					
	Recreational Vehicle Park																		
	Riding Stable	C	C																
	Skating Rink													P					
	Stadium													P					
	Swimming Pool, Public													P					
	Tennis Club													P					
	Theater, Indoor													P	P				
	Theater, Outdoor													P	P	P			
	Ultra-Light Flight Park																	P	
	Zoo or Wildlife Park																		
	Other Recreation																		
Religious Uses	Cemetery	C	C											C					
	Cemetery, Pet													C					
	Church, Temple, or Synagogue	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P			
	Convent or Monastery								C	C	C	C	C	C	C	C			
	Mausoleum													C					
Service Organizations	Civic Club/Lodge											P		P	P				
	Sorority/Fraternity House								C	C	C								
	Other Service Organizations																		

USE CATEGORY	SPECIFIC USE	R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LW	HI
<b>COMMERCIAL</b>																			
<i>Professional</i>	Accountant											P	P	P	P	P			
	Architect/Engineer Office											P	P	P	P	P			
	Biotechnological Center															P		P	P
	Brokerage House													P	P				
	Business Office											P		P	P				
	Contractor, General													C				C	
	Corporate Headquarters													P	P			P	P
	Financial Stock Broker											P	P	P	P	P			
	Interior Design Studio											P	P	P	P	P			
	Laboratory/Research Facility													P		P		P	P
	Law Office											P	P	P	P	P			
	Medical/Dentist/Doctor Office											P	P	P	P	P			
	Office Building											C	C	P	P	C		P	P
	Professional Office											P	P	P	P	P	P		
	Real Estate Office											P		P	P				
	Other Offices													P	P				
<i>Retail</i>	ABC Package Store													P					
	Antique Shop											P	P	P					
	Art Store											C	P	P					
	Automobile/Truck/Motorcycle/Boat Sales													P				P	
	Automotive Parts													P				P	
	Bait Shop													P					
	Bakery/Candy Store											P		P	P				
	Book Store											P		P	P				
	Building/Plumbing Supplies													P				C	
	Business Machine Sales and Service													P	P				
	Business Services, General											P	C	P	P	C			
	Camera Shop											P		P	P				
	Carpet/Wallpaper/Window Treatment Sales													P	P				
	Ceramic Shop																		
	Clothing/Apparel Store													P	P				
	Computer Electronic Sales and Service											P		P	P				
	Contractor – Shop/Yard													C				C	
	Convenience Store – Gasoline Sales											C		P				P	
	Convenience Store – No Gasoline Sales																C		
	Dairy Product Sales													P					
	Department Store													P	P				
	Farm Equipment Sales and Service													P				C	
	Feed and Seed Store													P				P	
	Flea Market													C					
	Flower/Gift/Card Shop											P		P	P				
	Furniture/Appliance Retail Store													P	P				
	Gas Station, Full-Service													C				C	
	Gas Station, Self-Service											C		P				P	
	General Merchandise													P	P			P	
	Grocery Store/Supermarket											C		P	P		P		



USE CATEGORY	SPECIFIC USE	R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LW	HI
Retail	Gun Sales and Service													P					
	Hardware/Paint/Fixture Store											C		P	P		C		
	Jewelry Store											C		P	P				
	Manufactured Home Sales																	C	
	Monument and Tombstone																		
	Newspaper/Magazine Stand											P		P	P				
	Pawn Shop													P	P				
	Pet Shop/Pet Supplies													P	P				
	Pharmacy/Drug Store											C		P	P		P		
	Rental Center													P					
	Retail, Extensive													P					
	Shoe Store											P		P	P				
	Shopping Center													P					
	Sporting Goods													P	P				
	Tire Recapping													P				C	
	Toy Store											P		P	P				
	Video Rental											P		P	P				
	Other Retail													P				P	
Service	Animal Grooming											C		C					
	Appliance Service													P	P			P	
	Automatic Teller Machine											P		P	P				
	Automobile Detailing											C		P					
	Automobile Rental													P				P	
	Automobile/Truck/Motorcycle/Boat Repair/Service													C				C	
	Bank											C		P	P				
	Bank, Drive-Thru											C		P	P				
	Bar/Lounge/Nightclub													P	P				
	Barber/Beauty Shop											P		P	P		P		
	Bed and Breakfast					C				P	P	P	C	P	P	C			
	Bicycle Sales and Service													P	P			P	
	Bingo Parlor													P					
	Body Shop													P				C	
	Body Piercing													P					
	Car Wash, Full Service													P				P	
	Car Wash, Self Service													P				P	
	Catering Establishment – No On-Site Sales											P		P	P				
	Cellular Telephone Provider											P		P	P				
	Check Cashing Service													C					
	Crematorium													P				P	
	Dance Studio or School											P		P	P				
	Dancing/Stage Entertainment													P	P				
	Dry Cleaning/Laundry Establishment											P		P	P			P	
	Employment Agency													P	P				
	Financial Institution											C		P	P				
	Funeral Home											P		P	P				

USE CATEGORY	SPECIFIC USE	R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LW	HI
Service	General Business Service														P			P	
	Hotel/Motel													C	C			P	
	HVAC Service													P				P	
	Interior Decorating Shop											P		P	P				
	Internet Service Provider											P		P	P				
	Janitorial Service													P				P	
	Kennel Operations/Care													C					
	Laundromat											P		P	P		P		
	Lawn Mower Repair																		
	Locksmith											P		P	P			P	
	Mail/Fax Services											P		P	P				
	Mechanical/Repair Shop													C				P	
	Mini-Warehouse Storage													C				C	
	Movie Theater													P	P				
	Music Studio													P	P	P			
	Newspaper/Publishing													P	P			C	
	Oil Change Service													P				P	
	Optician											P		P	P				
	Parking Garage													P	P	P			
	Parking Lot, Commercial											P		P	P	P		P	
	Pest/Insect Control Business													P				P	
	Photography Studio											P	P	P	P	P			
	Pool/Billiard/Video Game Room													P	P				
	Printing/Copying Business											P		P	P			P	
	Rescue Mission													P	P				
	Restaurant, Drive-Thru													P				P	
	Restaurant, No Drive-Thru											C		P	P		C	P	P
	Rooming/Boarding House									P	P								
	Sewing Machine/Vacuum Cleaner Repair/Sales													P	P			P	
	Sexually Oriented Business													C					C
	Social Club or Hall													C	C			C	
	Tailor/Shoe Repair											P		P	P				
	Tattoo Parlor													C					
	Taxi Business													P	P				
	Therapeutic Massage											C		P	P				
	Title Loan Operation													C					
	Travel Agent											P		P	P				
	Tourist Welcome Center													P	P				
	Veterinary Clinic/Office											C		C		C			
	Other Personal Services													P					

USE CATEGORY	SPECIFIC USE	R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LIW	HI
<b>INDUSTRIAL</b>																			
<i>Processing &amp; Manufacturing</i>	Acid Manufacturing																		P
	Apparel/Clothing																		P
	Animal Processing/Sales																		
	Asphalt/Petroleum Refining																		P
	Automobile/Boat Manufacturing																		P
	Blacksmith																		
	Bottling Works																	P	
	Camera & Photographic Supply																		P
	Chemical & Allied Products																		P
	Computer Products																		P
	Computer Chip Manufacturing																		P
	Dairy Product Processing																	P	
	Explosives Manufacturing and/or Storage																		P
	Fabricating/Assembly – Enclosed in Building													C				C	
	Fertilizer Manufacturing																		P
	Fish Oil																		P
	Furniture and Fixtures																		P
	Games/Toys																		P
	Glass, Stone & Clay Products																	P	
	Ice																	P	
	Meat Curing/Smoking/Packing																	P	
	Metal Industries – Bolts, Screws, Nuts, Washers, Rivets, Rails																		P
	Metallic Smelting																		P
	Musical Instrument Manufacturing																		P
	Office Machines																		P
	Paper and Allied Products																		P
	Pharmaceuticals																		P
	Plastic Products																		P
	Precision Instrumentation																		P
	Printing, Publishing, and Allied Industries																	C	
	Pulp Manufacturing																		
	Saw Mill/Chipping Mill																		
	Scrap Metal Processors																		P
	Sign Manufacturing																	C	
	Silverware																		P
	Tobacco Storage and Processing																	P	
	Textiles																		P
	Welding Shop																	P	
	Wood Products																		
	Other Light Industrial																	C	
	Other Heavy Industrial																		P

USE CATEGORY	SPECIFIC USE	R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LW	HI
Transportation/ Infrastructure	Airport Facility																	P	P
	Airport Terminal																	P	P
	Bus Terminal													P	P				
	Cartage, Express, and Parcel Delivery													P				P	
	Communications Tower	S	S	S	S	S	S	S	S	S	S	S		S				S	S
	Heliport																	P	P
	Helistop																	P	P
	Private Airstrip																	P	P
	Public Utility	C	C	C	C	C	C	C	C	C	C							P	P
	Railroad Facility/Switching Yard																		P
	Railroad Terminal														P				P
	Radio/Television Station													P	P			P	
	Radio/Television Station Mast													P					
	Radio/Television Studio													P	P			P	
	Sanitary Landfill																	P	P
	Sewage Treatment Facility																	P	
	Solid Waste Convenience/Recycling Center																	C	
	Trucking/Shipping Terminal																	C	C
	Utility Station/Substation	C	C	C	C	C	C	C	C	C	C							P	P
	Water Treatment/Storage																	P	
	Other Infrastructure/Transportation																	P	
Warehousing/ Distribution	Beverage Distribution																	P	
	Distribution Center																	C	C
	Junk/Salvage Operation and Yard																	C	C
	Scrap Operation																	C	C
	Storage Yard – Not Scrap																	C	
	Surplus Materials, Heavy Machinery																		P
	Warehouse																	C	C
	Other Warehouse/Distribution																	C	C
<b>NATURAL RESOURCE</b>																			
Agriculture	Agriculture Sales and Service																		
	Animal Production/Breeding Facility																		
	Animal/Livestock Keeping	C																	
	Christmas Tree Sales																		
	Crop Storage and Sales																	P	
	Dairy Farming/Cattle Farming																		
	Farmer's Market														C				
	Field Crops																		
	Game Farm																		
	Greenhouse/Nursery - Commercial													P				P	
	Greenhouse – Private																		
	Grove/Orchard/Vineyard																		
	Hatchery Operation																		
	Hunting Club/Preserve																		
	Livestock Auction House																		
	Mulch Sales/Landscaping													C				C	

USE CATEGORY	SPECIFIC USE	R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LIW	HI
Agriculture	Poultry House																		
	Produce Stand/Shelter																		
	Slaughterhouse																		
	Stockyard																		
	Truck Farm																		
	Wildlife Refuge																		
	Other Agricultural																		
Extractive	Mining																		
Forestry	Forest Management Area																		
	Park/Forest Reserve																		
<b>TEMPORARY USES</b>																			
Temporary Uses	Arts and Crafts												C	C	C	C	C		
	Carnivals, Fairs, and Other Major Public Gatherings													C	C			C	
	Concerts and Stage Shows												C	C	C	C			
	Construction/Storage Office	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C
	Garage Sales/Auctions											C	C	C	C	C			
	Manufactured Home	S	S	S	S	S	S	S	S	S	S								
	Outdoor Religious Events	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
	Outdoor Retail Sales, Temporary Non-Seasonal													C					
	Outdoor Retail Sales, Temporary Seasonal													C	C				
	Sales/Leasing Office	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			

**ARTICLE 2. RESIDENTIAL DISTRICT REGULATIONS**

Residential zoning districts are designed to primarily accommodate the residential occupancy of dwelling units or group living facilities. Each district is characterized by individual requirements for type of dwelling, density, related uses permitted, minimum lot size, etc. The following zoning districts are included in this chapter:

DISTRICT	DISTRICT NAME
<b>Residential</b>	
R1	Residential – single family, low density
R2	Residential – single family, low density
R3	Residential – single family, medium density
RM3	Residential – manufactured housing, medium density
R4	Residential – medium density
R7	Residential – high density
RM7	Residential – manufactured housing, high density
R10	Residential – high density
R12	Residential – high density
R15	Residential – high density

The provisions of this Article apply to all residential districts. All permitted uses, conditional uses, special exceptions, and accessory uses that apply to all residential zoning districts are included in *Section 3.2.1.* as follows. Permitted uses, conditional uses, special exceptions and accessory uses that do not apply to all residential districts, but do apply in individual districts, are listed in the applicable sections contained in this Article.

**3.2.1. Regulations Applied to All Residential Districts**

The following sections contain all permitted uses, conditional uses, special exceptions, and accessory uses that apply to all residential zoning districts.

**3.2.1.1. Uses Permitted in All Residential Districts**

Church, Temple or Synagogue  
 Golf Course, Including Clubhouse  
 Police, Fire and EMS Station  
 Single Family Detached Dwelling

**3.2.1.2. Conditional Uses Allowed in All Residential Districts**

The following uses are permitted in all Residential Districts, provided the following conditions are met:

- A. Baseball/Softball/Soccer Park; Community Center; Community/Neighborhood Recreation; Outdoor Recreation Facility; Private Recreation Area; Public Park and/or Playground – provided any swimming pool, playground, ball field or game court is located no closer than 100 feet from any adjacent property line, including lighting for such uses. All lighting shall be shielded to prevent direct illumination of adjacent residential properties. In addition, community centers shall be operated by a charitable organization registered with the SC Secretary of State; no commercial activities shall be permitted in conjunction with recreational uses in residential areas

except for charges and fees for the use of the facilities and other appropriate activities not in conflict with the residential nature of the district, as determined by the Zoning Official.

B. Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by the South Carolina Department of Social Services (DSS/DHEC) and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.
2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. The child/adult day care function shall be clearly incidental and secondary to the residential use of the building, and there shall be no advertising of the child/adult day care function on the site or structure. The use shall not exceed 25% of the total heated floor space of the structure.
4. Child/adult day care duties shall be conducted only by persons residing on the premises.
5. Vehicular entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
6. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
7. An on-site drop-off for clients shall be provided.
8. A minimum of 75 square feet of useable, non-paved outdoor play area per client shall be provided. Outdoor areas must be enclosed with a fence that is at least six (6) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent properties.
9. The child/adult day care operation shall not generate any parking or traffic congestion, and any parking spaces needed or required shall be located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Proposals to mitigate negative traffic impacts may be submitted and reviewed by the BZA as part of the consideration of the application for a conditional use permit.
10. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
11. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.

12. The home shall be limited to six (6) children/adults kept.

C. (Reserved)

D. Construction/Storage Office – provided a temporary zoning permit may be issued by the Zoning Official for appropriate periods of time (not to exceed 12 month increments) for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure shall be located on the same site as the permitted project and shall be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.

E. Family Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provided higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.
2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. The family child/adult day care function shall be clearly incidental and secondary to the residential use of the building, and there shall be no advertising of the family child/adult day care function on the site or structure. The use shall not exceed 25% of the total heated floor space of the structure.
4. Family child/adult day care duties shall be conducted only by persons residing on the premises
5. Vehicular entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
6. One parking space for each six (6) children/adults cared for in the facility shall be provided.
7. An on-site drop-off for children/adults shall be provided.
8. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
9. The family child/adult day care operation shall not generate any parking or traffic congestions, and any parking spaces needed or required shall be located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Proposals to mitigate negative traffic impacts may be submitted and reviewed by the BZA as part of the consideration of the application for a conditional use.



10. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  11. The Zoning Officials shall conduct and on-site inspection of the facility prior to the granting of the conditional use to ensure compliance with the requirements listed above.
  12. The home shall be limited to six (6) children/adults kept.
- F. Group Home, Limited – provided such use meets the requirements of *Chapter 6, Article 8 – Group Homes*.
- G. Library – provided the library facility is located on the same property or a contiguous property as a primary or secondary school, college/university building, commercial/trade school, educational institution, or technical school or college.
- H. Outdoor Religious Events – provided temporary zoning permits for outdoor religious events such as church revivals, outdoor concerts and parking for such events may be issued for periods of not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- I. Primary/Secondary School – provided the following conditions are met:
1. The side yard setback shall be:
    - a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
    - b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
    - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
    - d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.
  2. The rear yard setback shall be:
    - a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
    - b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
    - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.

- d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
- 3. Where a proposed building site abuts any Residential Zoning District and is not separated by a street right-of-way, the following screening provisions shall apply:
  - a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.
  - b) A minimum of 20 feet of natural or revegetated buffer yard shall be established between the use and the adjacent residential district property line.
- J. Public Utilities, Utility Station/Substation (including water towers) – provided that a landscaped buffer as described in *Chapter 5 – Design and Performance Standards* of not less than 10 feet is provided and suitably maintained along the interior of the property lines that are contiguous to neighboring residential property lines.
- K. Sales/Leasing Offices – provided a temporary use permit may be issued by the Zoning Official for appropriate periods of time (not to exceed 12 month increments) for a nonconforming structure or use incidental to building construction or land development. The structure or use shall be removed upon expiration of the permit. The structure shall be located on the same site as the permitted project and shall be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- L. Community Agriculture – The purpose of this provision is to provide guidance for the practice of small-scale agriculture, and to allow residents the opportunity to grow and produce their own food on an individual or neighborhood scale. The following activities are allowed:
  - 1. Community gardens, provided:
    - a) Community gardens shall consist of land used for the cultivation of fruits, vegetables, plants, flowers or herbs by multiple users for their own use in either raised or planted beds, and may be either primary or accessory uses.
    - b) The cultivated area of community gardens shall not exceed one (1) acre in size.
    - c) Management of a community garden must be conducted with equipment designed for household use.
  - 2. Keeping of chickens, provided:
    - a) Keeping of chickens shall be an accessory use limited to the rear yard of single-family detached dwellings.
    - b) No more than six (6) chickens shall be kept on a single property. Roosters are prohibited.

- c) Chickens may not be allowed to roam free and must be enclosed in coops or other structures no less than 18 inches in height that allow free movement and adequate ventilation. Chicken enclosures are considered accessory structures and must meet the requirements of Section 3.2.1.4.
  - d) On-site slaughter of chickens is prohibited.
3. Keeping of bees, provided:
- a) Keeping of bees shall be an accessory use limited to a single family detached dwellings only.
  - b) No more than four (4) hives may be kept on properties smaller than one-half acre, and no more than eight (8) on properties one-half acres or larger.
  - c) Bee hives shall be located no closer than 25 feet from a property line.
  - d) A convenient source of water for the bees shall be provided on site.
4. Maintenance of community gardens and the keeping of chickens and bees shall be conducted in a manner that does not disturb the use or enjoyment of adjacent properties. Noise and odor associated with such activities shall meet standards set forth in Chapter 5, Article 5 of the Zoning Ordinance.

### **3.2.1.3. Special Exceptions Allowed in All Residential Districts**

The following uses are allowed, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. Communications Tower – a tower, pole, or antenna may be permitted by special exception granted by the Board of Zoning Appeals after public hearing and finding of fact based upon the following criteria:
  - 1. One (1) copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
  - 2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antenna is to be mounted on an approved existing structure.
  - 3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records.
  - 4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.

5. Identification of the owners of all antennae and equipment to be located on the site.
6. Written authorization from the site owner for the application.
7. Evidence that a valid FCC license for the proposed activity has been issued.
8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
9. A written agreement to remove the tower and/or antenna within 30 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
10. Evidence that applicable conditions in the following section are met
11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.
12. In order to provide a setback, all Communications Towers shall be set back from all property lines, a distance equal to the height of the Communications Tower minus 20 feet, except as modified below:
  - a) A communication tower with a center point closer than 1,000 feet from the nearest property line of any platted subdivision, as defined herein, containing 25 or more lots, shall observe a setback from the nearest property line in the subdivision as set forth below. Communication towers with a center point closer than 1,000 feet from 50 or more dwelling units shall observe a setback from the nearest residential structure, but not include residential structures on the subject property upon which the communication tower is to be constructed.
  - b) For a communication tower, which is less than 200 feet in height from the ground on which it rests, the setback shall be two (2) times the height of the communication tower from the nearest residential structure.
  - c) For a communication tower, which is 200 feet or more in height from the ground on which it rests, the setback shall be three (3) times the height of the communications tower.
  - d) For the purpose of measuring the applicable setback, distance measurements on monopole and guyed communication towers will be made from the center point of the communication tower. Distance measurements on lattice communication towers will be made from the legs of the lattice communications tower.
  - e) The height of the communication tower shall be the distance from the base of the communication tower to the top of the tower structure.
13. The proposed communications tower, antenna or accessory structure shall be placed in a reasonably available location which will minimize the visual impact on

the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.

14. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of the applicant.
15. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
16. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
17. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
18. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
19. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
20. A permit for a proposed site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
21. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000 in the aggregate which may arise from operation of the facility during its life, at not cost to the City of Greenwood, in form approved by the city attorney.
22. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
23. A tower must be a minimum distance equal to one-half (  $\frac{1}{2}$  ) the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25 percent of the tower height, whichever is greater.

24. If additional tower height is requested, total tower height will not exceed 150 percent of the maximum height permitted in the district as a conditional use.
  25. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
  26. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
  27. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
  28. The Board may grant a variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards imposed for a communications tower or antenna in connection with granting special exception.
- B. Temporary Manufactured Home – Loss of Shelter – when a single family structure is damaged or destroyed by fire or other natural disaster, a permit may be issued for a temporary manufactured home permit to be used as a temporary dwelling while the house is being repaired or rebuilt. The BZA shall consider, at a minimum, the following information:
1. Documentation from the Building Official that the single family structure is not otherwise habitable due to the extent of damage caused by the fire or other disaster.
  2. The nature of the event that damaged or destroyed the structure.
  3. Certification that the manufactured home can be served by an approved sanitary water and sewer system subject to the requirements of the Greenwood County Health Department.
  4. A site plan showing the location of the proposed manufactured home and all other structures on the property. The manufactured home must be sited on the same lot as the principle structure, must comply with all dimensional requirements of the district and be placed in the rear of the property.
  5. The BZA shall permit hardship manufactured homes as a temporary dwelling and shall meet the conditional standards as established in *Section 3.2.5.2.A*. The Board shall instruct the Zoning Official to review the status of the dwelling's occupancy once every six (6) months so as to verify that the occupant of the dwelling is the individual for whom the permit was issued and that it is not being used as a rental dwelling. The temporary permit shall become void 30 days after the hardship has been remedied or after a period of one (1) year from the date of issuance, whichever is less. At that time, the unit shall be moved to an appropriately zoned area and the site restored to its original state.

**3.2.1.4. Accessory Uses Allowed in All Residential Districts**

The following accessory structures and uses may be located in required yards, provided the location meets with all applicable requirements. With the exception of fences or walls, no accessory use shall be located within any required buffer area.

Accessory Building or Structure – provided the use is commonly associated with a residential use, including, but not limited to: detached, private garages; private kennels; disaster shelters and storage sheds. Such building or structure shall meet the side setback standard established for the zoning district; the standard side setback shall be the side and rear setback for accessory structures. All structures shall be placed within the rear of the property. More than one (1) accessory structure may be added to a property provided that such structures shall not exceed 25 feet in height or the height of the primary structure, whichever is less, nor exceed 900 square feet in gross floor area cumulatively. A shipping container, cargo container, tractor trailer, portable storage container, or other like item is prohibited upon a lot within a residential zoning district except for the movement and storage of household goods for fire or other natural disaster incidents for a period not exceeding 14 days. A shipping container, cargo container, portable storage building, or other like item may be used as temporary storage for an active construction project within a residential zoning district with a valid permit and must be removed prior to the issuance of a Certificate of Occupancy by the Building Official.

- A. Boat House, Boat Dock or Boat Lift – provided the structure is no closer than ten (10) feet to the side property line. The City/County Engineer shall approve construction drawings for these structures if located along Lake Greenwood.
- B. Fences or Walls – provided the fence or wall is located no closer than 18 inches to a street or road right-of-way and does not impede visibility as outlined in *Chapter 5, Section 5.2.1.4*.
- C. Garage/Yard Sales and Auction – provided that such sales or auctions of secondhand merchandise, which has been used on the premises, are conducted on the property as an accessory use. Such sales may be conducted only four (4) times within a calendar year from the same property and limited to two (2) consecutive days.
- D. Greenhouse, Private – provided the structure is no larger than 700 square feet in total area and does not exceed twelve (12) feet in height.
- E. Off-street Parking – provided the use meets the standards as specified in *Chapter 6, Article 1 – Parking and Loading*.
- F. Private Tennis Courts, Outdoor Recreation and Picnic Facilities – provide it is a part of a master-planned community or a subordinate use to and on the same parcel with a residential structure. All provisions for lights, screening and buffering within this ordinance shall be adhered to.
- G. Satellite Dishes, Ham Radio Towers, and Group Supported TV Antennas – provided the structure is located in the rear yard, no closer than ten (10) feet from all property lines.

- H. Signs – provided the use meets the standards, as specified in *Chapter 6, Article 3 – Signs*.
- I. Swimming Pool, Private – including deck, bath house or cabana, provided the pool is located in the rear or side yard, and the pool meets the setbacks of the district and all lighting is shielded or directed away from adjoining residences.
- J. Wood Decks – provided the deck is not covered.
- K. Solar Panels – provided:
  - 1. Solar panels larger than 32 square feet, individually or collectively, shall require an accessory use permit.
  - 2. The location of solar panels shall be limited to the side and rear of the structure and rear lot only not to exceed the height requirements of the district.
  - 3. A plan is submitted showing the proposed location of solar panel(s), the arrangement of the panels, distance from the roof, pitch of the finished roof, and distance from the proposed site improvements to all property lines.
  - 4. Solar energy system components must have a UL listing and must be designed with anti-reflective glare coatings to minimize solar glare.
  - 5. Written authorization from the local public utility company acknowledging that it has been informed of the applicant's intent to install an interconnected customer-owned generator and that it also approved of such connections, if not used independently.
  - 6. Roof-mounted solar collector systems shall meet the following location standards:
    - a) Roof-mounted accessory collector systems shall not extend above the ridge-cap or exceed the height restriction of the district.
    - b) The collector surface and mounting devices for roof-mounted systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
    - c) Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.
    - d) Roof mounted systems shall be located so as not to impeded the ability of emergency personnel to access the roof for fire-fighting purposes.
    - e) Roof mounted systems shall be mounted parallel to the roof at the same pitch or no greater than 5% steeper than the roof.
    - f) Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto other properties or public access areas.
    - g) Mounting hardware and framing shall be non-reflective or matte black in color.
  - 7. The site shall adhere to the applicable sections of the International Building Code at the time of constructions and throughout the operation of the accessory use.



- L. Other accessory uses appropriate to residential uses, as determined by the Zoning Official.

### 3.2.1.5. Home Occupation

A home occupation, as defined in this Ordinance, may be deemed an accessory use to a residential use, provided that:

- A. A home occupation permit is obtained from the Zoning Official, and must be renewed if a change in use occurs.
- B. The home occupation is conducted entirely within the principal dwelling unit on the property.
- C. The home occupation is clearly incidental and secondary to the principal use of the building.
- D. Does not necessitate or cause the exterior appearance of any structure to be other than residential and is not disruptive of the residential character of the neighborhood.
- E. No more than 25% of the total floor area or 500 square feet, whichever is less, shall be used for the home occupation.
- F. The home occupation is conducted only by persons residing on the premises (nonresident employees are not permitted).
- G. There is no outdoor storage of any kind related to the home occupation.
- H. The home occupation or related activities does not create any disturbing or offensive noise, vibration, glare, smoke, heat, odor, fumes, dust, electrical or communication interference in any radio or television receiver, or unhealthy or unsightly condition.
- I. The home occupation does not generate any parking or traffic congestion, and any parking spaces needed or required are located in the rear or side yard and in compliance with applicable buffer and setback requirements as listed in *Chapter 5 – Design and Performance Standards*. Any parking spaces required shall be on-site outside of public or private rights-of-way; on-street parking is prohibited.
- J. No display, rental or sale of wholesale or retail goods or other commodity other than those prepared on the premises shall be allowed on the premises.
- K. There is no advertising of the home occupation on the site or structures, except for one (1) non-illuminated sign no larger than one (1) square foot in areas, flush mounted against the principal dwelling unit or attached to the mailbox.
- L. The storage of equipment and materials outside the principal structure is strictly prohibited; the storage of school buses, wrecker trucks, tractor trailers, and other motor vehicles associated with the home occupation is disallowed.
- M. The number of customers allowed on-site at any given time shall be based on one (1) customer per 1,000 square feet of gross floor area in the structure.

- N. Any person convicted in Municipal Court of violating any provision of this section shall be ineligible to receive a new permit or to renew an existing permit for a period of twelve (12) months commencing on the date of the person's first received notice of violation.

**3.2.2. R1 – Single Family Residential**

The R1 Single Family Residential Zoning Districts are primarily low-density residential areas in which the principal use of land is for single family detached dwellings on individual lots and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R1 Zoning District. In addition, the R1 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.2.1. Additional Uses Permitted in R1**

No additional uses are permitted in R1.

**3.2.2.2. Additional Conditional Uses Allowed in R1**

The following uses are permitted in all R1 Districts, provided the following conditions are met:

- A. Animal/Livestock Keeping – including the keeping of poultry and livestock, provided the lot is a minimum of three (3) acres in size, all structures are located at least 100 feet from a residential use and must meet all applicable state, county, and municipal code of laws. Structures shall not include fences for purposes of setbacks from residential uses.
- B. Cemetery – provided the total area of the lot is five (5) acres or greater, that a crematorium is not included, and burial plots are setback at least 50 feet from the property line.
- C. Riding Stable – provided that each site has a minimum lot area of three (3) acres, riding areas and trails shall be limited to the subject parcel upon which the stable is located, all structures are placed greater than 100 feet from the property line, and must meet all applicable state, county and municipal code of laws. Structures shall not include fences for purposes of setbacks from residential uses.

**3.2.2.3. Additional Special Exceptions Allowed in R1**

No additional special exceptions are allowed in R1.

**3.2.2.4. Additional Accessory Uses Allowed in R1**

No additional accessory uses are allowed in R1.

**3.2.3. R2 – Single Family Residential, Low Density Residential**

The R2 Residential Zoning Districts are primarily low-density residential areas in which the principal use of land is for single family detached dwellings on individual lots and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R2 Zoning District. In addition, the R2 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.3.1. Additional Uses Permitted in R2**

No additional uses are permitted in R2.

**3.2.3.2. Additional Conditional Uses Allowed in R2**

The following uses are permitted in all R2 Districts, provided the following conditions are met:

- A. Cemetery – provided the total area of the lot is five (5) acres or greater, that a crematorium is not included, and burial plots meet the district setbacks.
- B. Riding Stable – provided that each site has a minimum lot area of three (3) acres, riding areas and trails shall be limited to the subject parcel upon which the stable is located, all structures are placed greater than 100 feet from the property line, and must meet all applicable state, county and municipal code of laws. Structures shall not include fences for purposes of setbacks from residential uses.

**3.2.3.3. Additional Special Exceptions Allowed in R2**

No additional special exceptions are allowed in R2.

**3.2.3.4. Additional Accessory Uses Allowed in R2**

No additional accessory uses are allowed in R2.

**3.2.4. R3 – Medium Density Residential**

The R3 Medium Density Residential Zoning Districts are primarily medium-density residential areas in which the principal use of land is for single family detached dwellings on individual lots and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R3 Zoning District. In addition, the R3 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.4.1. Additional Uses Permitted in R3**

No additional uses are permitted in R3.

**3.2.4.2. Additional Conditional Uses Allowed in R3**

No additional conditional uses are allowed in R3.

**3.2.4.3. Additional Special Exceptions Allowed in R3**

No additional special exceptions are allowed in R3.

**3.2.4.4. Additional Accessory Uses Allowed in R3**

No additional accessory uses are allowed in R3.

### 3.2.5. RM3 – Medium Density Residential and Manufactured Housing

The RM3 Medium Density Residential and Manufactured Housing Zoning Districts are primarily medium-density residential areas in which the principal use of land is for single family detached dwellings, an including manufactured homes, on individual lots and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the RM3 Zoning District. In addition, the RM3 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

#### 3.2.5.1. Additional Uses Permitted in RM3

No additional uses are permitted in RM3.

#### 3.2.5.2. Additional Conditional Uses Allowed in RM3

The following uses are permitted in all RM3 Zoning Districts, provided the following conditions are met:

- A. Manufactured Home, Residentially Designed – a dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD code, provided the structure meets or exceeds the following criteria within 30 days after the certificate of occupancy is issued:
  1. The manufactured home has a minimum width of 22 feet or more (multiple-section).
  2. The manufactured home has a minimum of 900 square feet of enclosed living area.
  3. The pitch of the roof has a minimum nominal 3/12 pitch; and has a type of shingle commonly used in standard residential construction.
  4. The exterior siding consists of vinyl or aluminum lap siding, wood, Masonite, or other materials similar to the exterior siding commonly used in standard residential construction.
  5. All towing devices, wheels, axles, and hitches shall be removed.
  6. The manufactured home shall be placed on the lot in such a manner that is compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.
  7. The home must be placed upon a foundation consisting of footings and piers which meet the requirement of the *Manufactured Installation Manual*. In the event that the *Manufacturer's Installation Manual* is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation* as promulgated by the South Carolina Manufactured Housing Board. Foundation and anchoring must comply with all applicable requirements of the

Building Code adopted by the local jurisdiction at the time the manufactured home is placed on-site. At a minimum, the following standards shall apply:

- a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
  - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch by 16-inch concrete blocks.
  - c) If the manufactured home is placed on a poured concrete footing, the solid 4-inch base shall not be required.
  - d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the mobile homeowner's manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
  - e) Perimeter blocking and marriage wall blocking on all manufactured homes shall be done in accordance with the HUD guidelines in the setup manual.
  - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
8. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) by three (3) feet in size with 36 inch guardrails.
  9. Skirting or a curtain wall, unpierced except for required ventilation and access door must be installed and may consist of brick, masonry, block, stone, or similar materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one (1) square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirement of this subsection shall be complied with on or before final inspection for this unit is made.
  10. All manufactured homes must be connected to a water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department. All fresh water lines to the manufactured home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary. All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the International Building Code guidelines. All lines must be properly supported and strapped to prevent sagging and ensure drainage. A minimum 3-inch cleanout "T" shall be located on the main line leaving the home and located within three (3) feet of the perimeter of the home. The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.
- B. Mobile Home – as defined by this ordinance, provided it was legally permitted and occupied as a residence located within the City of Greenwood on the effective date of this Ordinance. A mobile home not legally permitted and/or occupied as described

above shall not be relocated to a new site after the effective date of this Ordinance. In addition, no mobile home shall be moved into the City of Greenwood after the effective date of this Ordinance. Mobile homes shall be subject to the following set-up requirements and must be in place within 30 days after the certificate of occupancy is issued:

1. All mobile homes shall be placed on their sites in such a manner that they are compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.
2. The home must be placed upon a foundation consisting of footings and piers which meet the requirement of the *Manufactured Installation Manual*. In the event that the *Manufacturer's Installation Manual* is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation* as promulgated by the South Carolina Manufactured Housing Board. Foundation and anchoring must comply with all applicable requirements of the Building Code adopted by the local jurisdiction at the time the mobile home is placed on-site. At a minimum, the following standards shall apply:
  - a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
  - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch by 16-inch concrete blocks.
  - c) If the manufactured home is placed on a poured concrete footing, the solid 4-inch base shall not be required.
  - d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the mobile homeowner's manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
  - e) Perimeter blocking and marriage wall blocking on all manufactured homes shall be done in accordance with the HUD guidelines in the setup manual.
  - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
3. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) by three (3) feet in size with 36 inch guardrails.
4. Skirting or a curtain wall, unpierced except for required ventilation and access door must be installed and may consist of brick, masonry, block, stone, or similar materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one (1) square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirements of this subsection shall be complied with on or before final inspection for this unit is made.



5. All mobile home sites must have individual utility services, including accommodations for on-site water and waste disposal.
  - a) All mobile homes must be connected to a water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department.
  - b) All fresh water lines to the mobile home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary.
  - c) All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the Standard Plumbing Code guidelines, or latest applicable code adopted by the jurisdiction.
  - d) All lines must be properly supported and strapped to prevent sagging and ensure drainage.
  - e) A minimum three-inch cleanout "T" shall be located on the main line leaving the home and located within three (3) feet of the perimeter of the home.
  - f) The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.
6. All mobile homes shall have a minimum on one (1) anchor on each side of the home per every 15 linear feet. All single-wide homes are required to have a minimum of two (2) overhead straps if the length is less than 60 feet. All single-wide homes in excess of 60 feet must have three (3) overhead straps. Sectional homes may be anchored by frame ties. For single-wide homes, all built-in, over-the-top tiedown straps shall be located within two (2) feet of each end of the home and at intervals in between as recommended by the home manufacturer, placed at stud and rafter locations. Frame ties must always be used with over-the-top ties. Each strap should be attached to the nearest I-beam that runs the length of the mobile home (never the cross member). The strap should be wrapped around the beam and secured with the buckle or other clamping device. Ties made of galvanized steel strapping shall have a minimum breaking strength of 4,750 pounds or galvanized steel cable with a breaking strength of at least 4,800 pounds. Ties shall have a device that permits ties to be tightened.

#### **3.2.5.3. Additional Special Exceptions Allowed in RM3**

No additional special exceptions are allowed in RM3.

#### **3.2.5.4. Additional Accessory Uses Allowed in RM3**

No additional accessory uses are allowed in RM3.

**3.2.6. R4 – Medium Density Residential**

The R4 Medium Density Residential Zoning Districts are primarily medium-density residential areas in which the principal use of land is for single family detached dwellings on individual lots in small lot subdivisions, and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R4 Zoning District. In addition, the R4 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.6.1. Additional Uses Permitted in R4**

No additional uses are permitted in R4.

**3.2.6.2. Additional Conditional Uses Allowed in R4**

The following uses are permitted in all R4 Districts, provided the following conditions are met:

A. Bed and Breakfast or Bed and Breakfast Inn – provided:

1. The facility meets the minimum standards as set forth in the South Carolina Code of Laws, Title 45, Chapter 4, South Carolina Bed and Breakfast Act.
2. Bed and Breakfast or Bed and Breakfast Inn shall be defined according to the South Carolina Code of Laws, Title 45, Chapter 4, South Carolina Bed and Breakfast Act.
3. The facility must be located on one (1) tract containing no less than two (2) acres.

**3.2.6.3. Additional Special Exceptions Allowed in R4**

No additional special exceptions are allowed in R4.

**3.2.6.4. Additional Accessory Uses Allowed in R4**

No additional accessory uses are allowed in R4.

**3.2.7. R7 – High Density Residential**

The R7 High Density Residential Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, single family houses, zero lot line developments, patio homes, duplexes, and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R7 Zoning District. In addition, the R7 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.7.1. Additional Uses Permitted in R7**

Botanical Garden  
Duplex

**3.2.7.2. Additional Conditional Uses Allowed in R7**

The following uses are permitted in all R7 Zoning Districts, provided the following conditions are met:

A. Group Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provided higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. No other business enterprise shall be allowed to operate on the same property as the facility.
4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
6. An on-site drop-off for children/adults shall be provided.
7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.

9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.

10. The home shall be limited to seven (7) to twelve (12) individuals kept.

**B. Single Family Attached (3 or more units) – provided:**

1. The front of the structure shall not form long, unbroken lines of row housing, but shall be staggered at the front building line.
2. Not more than six (6) contiguous housing units nor fewer than three (3) shall be built in a row.
3. No portion of a housing unit or accessory structure in or related to one group of contiguous housing units shall be closer than 20 feet to any portion of a housing unit or accessory structure related to another group, or to any building outside the development.

**3.2.7.3. Additional Special Exceptions Allowed in R7**

No additional special exceptions are allowed in R7.

**3.2.7.4. Additional Accessory Uses Allowed in R7**

No additional accessory uses are allowed in R7.

**3.2.8. RM7 – High Density Residential and Manufactured Housing**

The RM7 High Density Residential and Manufactured Housing Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, single family houses, zero lot line developments, patio homes, duplexes, manufactured homes and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the RM7 Zoning District. In addition, the RM7 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.8.1. Additional Uses Permitted in RM7**

Botanical Garden  
Duplex

**3.2.8.2. Additional Conditional Uses Allowed in RM7**

The following uses are permitted in all RM7 Zoning Districts, provided the following conditions are met:

A. Group Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provided higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. No other business enterprise shall be allowed to operate on the same property as the facility.
4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
6. An on-site drop-off for children/adults shall be provided.
7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.

9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
  10. The home shall be limited to seven (7) to twelve (12) individuals kept.
- B. Manufactured Home, Residentially Designed – a dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD code, provided the structure meets or exceeds the following criteria within 30 days after the certificate of occupancy is issued:
1. The manufactured home has a minimum width of 22 feet or more (multiple-section).
  2. The manufactured home has a minimum of 900 square feet of enclosed living area.
  3. The pitch of the roof has a minimum nominal 4/12 pitch; and has a type of shingle commonly used in standard residential construction.
  4. The exterior siding consists of vinyl or aluminum lap siding, wood, Masonite, or other materials similar to the exterior siding commonly used in standard residential construction.
  5. All towing devices, wheels, axles, and hitches shall be removed.
  6. The manufactured home shall be placed on the lot in such a manner that is compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.
  7. The home must be placed upon a foundation consisting of footings and piers which meet the requirements of the *Manufactured Installation Manual*. In the event that the *Manufacturer's Installation Manual* is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation* as promulgated by the South Carolina Manufactured Housing Board. Foundation and anchoring must comply with all applicable requirements of the Building Code adopted by the local jurisdiction at the time the manufactured home is placed on-site. At a minimum, the following standards shall apply:
    - a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
    - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch by 16-inch concrete blocks.
    - c) If the manufactured home is placed on a poured concrete footing, the solid 4-inch base shall not be required.

- d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the mobile homeowner's manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
  - e) Perimeter blocking and marriage wall blocking on all manufactured homes shall be done in accordance with the HUD guidelines in the setup manual.
  - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
8. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) by three (3) feet in size with 36 inch guardrails.
9. Skirting or a curtain wall, unpierced except for required ventilation and access door must be installed and may consist of brick, masonry, block, stone, or similar materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one (1) square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirement of this subsection shall be complied with on or before final inspection for this unit is made.
10. All manufactured homes must be connected to a water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department. All fresh water lines to the manufactured home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary. All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the International Building Code guidelines. All lines must be properly supported and strapped to prevent sagging and ensure drainage. A minimum 3-inch cleanout "T" shall be located on the main line leaving the home and located within three (3) feet of the perimeter of the home. The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.

C. Manufactured Home Park – provided the following conditions are met:

- 1. A minimum of ten (10) acres shall be required of the development of a manufactured home park (MHP).
- 2. The overall density of the park shall not exceed the density otherwise established for the district. Clustering of manufactured home sites shall be permitted, but the minimum site area for each home shall not be less than 5,000 square feet.
- 3. A perimeter buffer areas of no less than 25 feet in width shall be provided around the side and rear property lines of the park. A minimum of 50 feet buffer shall be required along all exterior roadways. All existing trees and natural vegetation shall be preserved within the required buffer area. No buildings, driveways (other than park entrance drives), or parking shall be located in the buffer area. Specific screening standards shall be subject to *Chapter 5, Article 4 – Buffers and*

*Screening.* Variations in the street pattern, block shapes and location of manufactured home sites shall be used to break up the line of sites.

4. Each manufactured home site shall have direct access to a paved, all-weather surface drive of at least 20 feet in width. Long-term maintenance of the internal drives of the park shall be the responsibility of the park owner(s) unless the system of internal roads is designed to comply with the *Greenwood City/County Land Development Regulations* for dedication and acceptance of roads into their respective maintenance system. The design of the park shall otherwise comply with the requirements of the *City/County Land Development Regulations*.
5. A minimum of 25% of the total park area shall be less than 500 square feet in size. The reserved areas must be usable land not restricted by severe topographic problems, drainage constraints, or other similar limitations. Density bonuses may be obtained by the park developer subject to the terms outlined in *Chapter 5, Article 7 – Incentives for Innovative Development*.
6. All onsite roadway intersections shall be provided with a streetlight, and interior lights shall be provided at no less than 400 foot intervals in the approved manufactured home park.
7. All manufactured homes shall be placed on their sites in such a manner that they are compatible with and reasonably similar in orientation to the site built housing in adjacent or nearby locations.
8. The home must be placed upon a foundation consisting of footings and piers which meet the requirements of the *Manufactured Installation Manual*. In the event that the *Manufacturer's Installation Manual* is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation* as promulgated by the South Carolina Manufactured Housing Board. At a minimum, the following standards shall apply and shall be installed within 30 days after issuance of the certificate of occupancy:
  - a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
  - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch by 16-inch concrete blocks.
  - c) If the manufactured home is placed on a poured concrete footing, the solid 4-inch base shall not be required.
  - d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the manufactured homeowner's manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
  - e) Perimeter blocking and marriage wall blocking on all manufactured homes shall be done in accordance with the HUD guidelines in the setup manual.



- f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
- 9. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) by three (3) feet in size with 36 inch guardrails.
- 10. Skirting or a curtain wall, unpierced except for required ventilation and access door must be installed and may consist of brick, masonry, block, stone, or similar materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one (1) square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirement of this subsection shall be complied with on or before final inspection for this unit is made.
- 11. All designated manufactured home sites must have individual utility services, including accommodations for on-site water and waste disposal.
  - a) An area designated for on-site collection of solid waste shall be noted on the plans for the approved park. An approved solid waste dumpster shall be required and provided with screen on at least three (3) sides by a six (6) foot wooden stockade fence. A concrete pad and apron area shall also be established and maintained to support the dumpster. The solid waste collection area shall be oriented so as to allow convenient and safe access to the area by garbage not properly contained inside the collection dumpster.
  - b) All manufactured homes must be connected to the water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department.
  - c) All fresh water lines to the manufactured home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary.
  - d) All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the Standard Building Code guidelines.
  - e) All lines must be properly supported and strapped to prevent sagging and ensure drainage.
  - f) A minimum three (3) inch cleanout "T" shall be located on the main line leaving the home and located within three (3) feet of the perimeter of the home.
  - g) The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.
- 12. Camper trailers, recreational vehicles, or trailers shall not be allowed as dwellings in an approved manufactured home park. Park models as defined by the RVIA are hereby classified as recreational vehicles. No mobile home shall be

permitted, except for mobile homes legally permitted and occupied as residences in Greenwood County at the time of the adoption of this Ordinance.

13. A minimum of two (2) on-site parking spaces shall be provided for each designated manufactured home site. Any accessory uses shall be provided with the number of parking spaces otherwise required by *Chapter 6, Article 1 – Parking and Loading*.
  14. No manufactured home site shall have direct access onto a public street.
  15. All manufactured home sites in the approved park shall be a minimum of 30 feet apart and a minimum of 20 feet from the internal road/drive.
  16. All manufactured homes shall have a minimum on one (1) anchor on each side of the home per every 15 linear feet. All single-wide homes are required to have a minimum of two (2) overhead straps if the length is less than 60 feet. All single-wide homes in excess of 60 feet must have three (3) overhead straps. Sectional homes may be anchored by frame ties. For single-wide homes, all built-in, over-the-top tiedown straps shall be located within two (2) feet of each end of the home and at intervals in between as recommended by the home manufacturer, placed at stud and rafter locations. Frame ties must always be used with over-the-top ties. Each strap should be attached to the nearest I-beam that runs the length of the mobile home (never the cross member). The strap should be wrapped around the beam and secured with the buckle or other clamping device. Ties made of galvanized steel strapping shall have a minimum breaking strength of 4,750 pounds or galvanized steel cable with a breaking strength of at least 4,800 pounds. Ties shall have a device that permits to be tightened.
- D. Mobile Home - as defined by this ordinance, provided it was legally permitted and occupied as a residence located within the City of Greenwood on the effective date of this Ordinance. A mobile home not legally permitted and/or occupied as described above shall not be relocated to a new site after the effective date of this Ordinance. In addition, no mobile home shall be moved into the City of Greenwood after the effective date of this Ordinance. Mobile homes shall be subject to the following set-up requirements and established within 30 days after issuance of a certificate of occupancy:
1. All mobile homes shall be placed on their sites in such a manner that they are compatible with and reasonably similar in orientation to the site-built housing in adjacent or nearby locations.
  2. The home must be placed upon a foundation consisting of footings and piers which meet the requirement of the *Manufactured Installation Manual*. In the event that the *Manufacturer's Installation Manual* is not provided, the home, by law, must be installed according to *Section 19-425.39, Manufactured Home Minimum Installation* as promulgated by the South Carolina Manufactured Housing Board. Foundation and anchoring must comply with all applicable requirements of the Building Code adopted by the local jurisdiction at the time the mobile home is placed on-site. At a minimum, the following standards shall apply:

- a) All piers shall have a minimum dimension of no less than 16 inches by 16 inches.
  - b) The base of all piers shall have a minimum of a 4-inch solid block consisting of two (2) 4-inch by 8-inch by 16-inch concrete blocks.
  - c) If the manufactured home is placed on a poured concrete footing, the solid 4-inch base shall not be required.
  - d) The spacing of piers along the I-beam of the home shall not exceed a distance of eight (8) feet. Should the mobile homeowner's manual require spacing of piers closer, the HUD guidelines of the manual shall be followed.
  - e) Perimeter blocking and marriage wall blocking on all manufactured homes shall be done in accordance with the HUD guidelines in the setup manual.
  - f) Piers shall not have more than 2-inch thickness of wood or wood shims between the top of the pier and the I-beam.
3. Permanent landing and steps with handrails are required at each exterior doorway. The structure must include steps which lead to the ground level. All exterior exits of the home shall have a landing of no less than three (3) by three (3) feet in size with 36 inch guardrails.
4. Skirting or a curtain wall, unpierced except for required ventilation and access door must be installed and may consist of brick, masonry, block, stone, or similar materials designed and manufactured for permanent outdoor installation. The minimum ventilation requirement shall be one (1) square foot of ventilation per 150 square feet of crawl space. All skirting shall be able to withstand an 80 mile-per-hour wind zone standard. The requirements of this subsection shall be complied with on or before final inspection for this unit is made.
5. All mobile home sites must have individual utility services, including accommodations for on-site water and waste disposal.
- a) All mobile homes must be connected to a water and sewer system or well and septic tank, whichever is applicable, approved by the County Health Department.
  - b) All fresh water lines to the mobile home must be installed with a gate valve or stop valve in order to cut off water supply at the home, as necessary.
  - c) All drain lines shall be connected in accordance with the setup manual. If no setup manual is available, drain lines must be connected with proper elevation and fall, as described in the Standard Plumbing Code guidelines, or latest applicable code adopted by the jurisdiction.
  - d) All lines must be properly supported and strapped to prevent sagging and ensure drainage.

- e) A minimum three-inch cleanout “T” shall be located on the main line leaving the home and located within three (3) feet of the perimeter of the home.
  - f) The electrical system to the home shall be required to meet the standards set forth in the National Electrical Code.
6. All mobile homes shall have a minimum on one (1) anchor on each side of the home per every 15 linear feet. All single-wide homes are required to have a minimum of two (2) overhead straps if the length is less than 60 feet. All single-wide homes in excess of 60 feet must have three (3) overhead straps. Sectional homes may be anchored by frame ties. For single-wide homes, all built-in, over-the-top tiedown straps shall be located within two (2) feet of each end of the home and at intervals in between as recommended by the home manufacturer, placed at stud and rafter locations. Frame ties must always be used with over-the-top ties. Each strap should be attached to the nearest I-beam that runs the length of the mobile home (never the cross member). The strap should be wrapped around the beam and secured with the buckle or other clamping device. Ties made of galvanized steel strapping shall have a minimum breaking strength of 4,750 pounds or galvanized steel cable with a breaking strength of at least 4,800 pounds. Ties shall have a device that permits ties to be tightened.
- E. Single Family Attached (3 or more units) – provided:
- 1. The front of the structure shall not form long, unbroken lines of row housing, but shall be staggered at the front building line.
  - 2. Not more than six (6) contiguous housing units nor fewer than three (3) shall be built in a row.
  - 3. No portion of a housing unit or accessory structure in or related to one group of contiguous housing units shall be closer than 20 feet to any portion of a housing unit or accessory structure related to another group, or to any building outside the development.

### **3.2.8.3. Additional Special Exceptions Allowed in RM7**

No additional special exceptions are allowed in RM7.

### **3.2.8.4. Additional Accessory Uses Allowed in RM7**

Accessory uses and structures customarily incidental to the uses are permitted in RM7, as determined by the Zoning Official. In addition, the following accessory uses are permitted as described below:

- A. Accessory building or structure commonly associated with manufacture home parks, including, but not limited to laundry, community building, management office, and individual storage buildings. Individual storage buildings shall not exceed 400 square feet in size, and must be located in the rear portion only of the designated site for each manufactured home. These uses shall only be allowed as accessory uses to manufactured home parks.

**3.2.9. R10 – High Density Residential**

The R10 High Density Residential Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, zero lot line developments, patio homes, duplexes, apartments, townhouses and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R10 Zoning District. In addition, the R10 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.9.1. Additional Uses Permitted in R10**

- Bed and Breakfast
- Botanical Garden
- Duplex
- Group Home, Extensive (10 or more residents)
- Multi-Family Dwellings
- Rooming/Boarding House
- Single Family Attached (3 or more units)

**3.2.9.2. Additional Conditional Uses Allowed in R10**

The following uses are permitted in all R10, provided the following conditions are met:

A. Assisted Living – provided:

1. A maximum density of ten (10) units per acre if developed as apartments/condominiums.
2. A maximum density of 1 bed per 1,000 square feet if not self-provided.
3. Such use shall meet the following buffer requirements:
  - a) 20 feet of natural or revegetated buffer along adjacent residential property lines.
  - b) 30 feet of natural or revegetated buffer along adjacent commercial property lines.
  - c) 50 feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines.

B. Convent or Monastery – provided the structure is located on the same property as a church, temple, or synagogue.

C. Group Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provided higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
  2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  3. No other business enterprise shall be allowed to operate on the same property as the facility.
  4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
  5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
  6. An on-site drop-off for children/adults shall be provided.
  7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
  8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
  10. The home shall be limited to seven (7) to twelve (12) individuals kept.
- D. Sorority/Fraternity House – provided the structure is located within a minimum distance of 1,000 feet of the main campus of a technical school, college, or university.

### **3.2.9.3. Additional Special Exceptions Allowed in R10**

No additional special exceptions are allowed in the R10.

### **3.2.9.4. Additional Accessory Uses Allowed in R10**

Accessory uses and structures customarily incidental to the uses are permitted in R10, as determined by the Zoning Official. In addition, the following accessory uses are permitted as described below:

- A. Accessory building or structure including, but not limited to laundry, community building, management office, pool and other uses commonly associated with multi-family developments.

**3.2.10. R12 – High Density Residential**

The R12 High Density Residential Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, zero lot line developments, patio homes, duplexes, apartments, townhouses and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R12 Zoning District. In addition, the R12 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.10.1. Additional Uses Permitted in R12**

- Bed and Breakfast
- Botanical Garden
- Duplex
- Group Home, Extensive (10 or more residents)
- Multi-Family Dwellings
- Rooming/Boarding House
- Single Family Attached (3 or more units)

**3.2.10.2. Additional Conditional Uses Allowed in R12**

The following uses are permitted in all R12, provided the following conditions are met:

A. Assisted Living – provided:

1. A maximum density of twelve (12) units per acre if developed as apartments/condominiums.
2. A maximum density of 1 bed per 1,000 square feet if not self-provided.
3. Such use shall meet the following buffer requirements:
  - a) 20 feet of natural or revegetated buffer along adjacent residential property lines.
  - b) 30 feet of natural or revegetated buffer along adjacent commercial property lines.
  - c) 50 feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines.

B. Convent or Monastery – provided the structure is located on the same property as a church, temple, or synagogue.

C. Group Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provided higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
  2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  3. No other business enterprise shall be allowed to operate on the same property as the facility.
  4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
  5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
  6. An on-site drop-off for children/adults shall be provided.
  7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
  8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
  10. The home shall be limited to seven (7) to twelve (12) individuals kept.
- D. Sorority/Fraternity House – provided the structure is located within a minimum distance of 1,000 feet of the main campus of a technical school, college, or university.

### **3.2.10.3. Additional Special Exceptions Allowed in R12**

No additional special exceptions are allowed in the R12.

### **3.2.10.4. Additional Accessory Uses Allowed in R12**

Accessory uses and structures customarily incidental to the uses are permitted in R12, as determined by the Zoning Official. In addition, the following accessory uses are permitted as described below:

- A. Accessory building or structure including, but not limited to laundry, community building, management office, pool and other uses commonly associated with multi-family developments.



**3.2.11. R15 – High Density Residential**

The R15 High Density Residential Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, zero lot line developments, patio homes, duplexes, apartments, townhouses and those appropriate related community facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the R15 Zoning District. In addition, the R15 Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.2.1. – Regulations Applied to All Residential Districts*.

**3.2.11.1. Additional Uses Permitted in R15**

- Bed and Breakfast
- Botanical Garden
- Duplex
- Group Home, Extensive (10 or more residents)
- Multi-Family Dwellings
- Rooming/Boarding House
- Single Family Attached (3 or more units)

**3.2.11.2. Additional Conditional Uses Allowed in R15**

The following uses are permitted in all R15, provided the following conditions are met:

A. Assisted Living – provided:

1. A maximum density of 15 units per acre if developed as apartments/condominiums.
2. A maximum density of 1 bed per 1,000 square feet if not self-provided.
3. Such use shall meet the following buffer requirements:
  - a) 20 feet of natural or revegetated buffer along adjacent residential property lines.
  - b) 30 feet of natural or revegetated buffer along adjacent commercial property lines.
  - c) 50 feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines.

B. Convent or Monastery – provided the structure is located on the same property as a church, temple, or synagogue.

C. Group Child/Adult Day Care Home – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
  2. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  3. No other business enterprise shall be allowed to operate on the same property as the facility.
  4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
  5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
  6. An on-site drop-off for children/adults shall be provided.
  7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
  8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
  10. The home shall be limited to seven (7) to twelve (12) individuals kept.
- D. Sorority/Fraternity House – provided the structure is located within a minimum distance of 1,000 feet of the main campus of a technical school, college, or university.

### **3.2.11.3. Additional Special Exceptions Allowed in R15**

No additional special exceptions are allowed in the R15.

### **3.2.11.4. Additional Accessory Uses Allowed in R15**

Accessory uses and structures customarily incidental to the uses are permitted in R15, as determined by the Zoning Official. In addition, the following accessory uses are permitted as described below:

- A. Accessory building or structure including, but not limited to laundry, community building, management office, pool and other uses commonly associated with multi-family developments.

**ARTICLE 3. COMMERCIAL DISTRICT REGULATIONS**

Commercial Zoning Districts are designed to primarily include sales, retail, office, professional and institutional activities. The following zoning districts are included in the Article:

DISTRICT	DISTRICT NAME
<b>Commercial</b>	
<b>NC</b>	Neighborhood Commercial
<b>OP</b>	Office Professional
<b>GC</b>	General Commercial
<b>CC</b>	Core Commercial
<b>IP</b>	Institutional Professional
<b>NS</b>	Neighborhood Services

The provisions of this Article apply to all commercial districts. Permitted uses, conditional uses, special exceptions, and accessory uses that apply to all commercial zoning districts are included in *Section 3.3.1.* as follows. Permitted uses, conditional uses, special exceptions and accessory uses that do not apply to all commercial districts, but do apply in individual districts are listed in the applicable districts contained in this Article.

**3.3.1. Regulations Applied to All Commercial Districts**

The following sections contain all permitted uses, conditional uses, special exceptions, and accessory uses that apply to all commercial zoning districts.

**3.3.1.1. Uses Permitted in All Commercial Districts**

Professional Office

**3.3.1.2. Conditional Uses Allowed in All Commercial Districts**

There are no conditional uses that apply to all commercial districts. Please refer to the individual commercial district to determine whether any conditional uses are allowed.

**3.3.1.3. Special Exceptions Allowed in All Commercial Districts**

There are no special exceptions that apply to all commercial districts. Please refer to the individual commercial district to determine whether any special exceptions are allowed.

**3.3.1.4. Accessory Uses Allowed in All Commercial Districts**

There are no accessory uses that apply to all commercial districts. Please refer to the individual commercial district to determine whether any accessory uses are allowed.

**3.3.2. NC – Neighborhood Commercial**

The Neighborhood Commercial Zoning Districts are primarily designed to accommodate the development of small-scale retail stores and professional offices within close proximity to residential communities, along with those appropriate related facilities necessary to such an area. This zoning district encourages development that is pedestrian oriented and blends harmoniously with surrounding housing units. Retail and service establishments, permitted or conditional shall not exceed 2,500 square feet of gross floor area on the ground floor.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the NC Zoning District. In addition, the NC Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts.*

**3.3.2.1. Additional Uses Permitted in NC**

Accountant	Golf Course, Including Clubhouse
Antique Shop	Government/Public Utility Office
Architect/Engineer Office	Interior Decorating Shop
Automatic Teller Machine	Interior Design Studio
Bakery/Candy Store (Retail)	Internet Service Provider
Barber/Beauty Shop	Jewelry Store
Bed and Breakfast	Laundromat
Bookstore	Law Office
Botanical Garden	Library
Business Office	Locksmith
Business Services, General	Mail/Fax Services
Camera Shop	Medical Clinic
Catering Establishment – No On-site Sales	Medical/Dentist/Doctor Office
Cellular Telephone Provider	Museum/Art Gallery
Church, Temple or Synagogue	Newspaper/Magazine Stand
Civic Club/Lodge	Optician
Community/Neighborhood Recreation	Parking Lot, Commercial
Community Center	Photography Studio
Computer Electronics Sales and Service	Police, Fire & EMS Station
Dance Studio or School	Printing/Copying Business
Dry Cleaning/Laundry Establishment	Public Park and/or Playground
Financial Stock Broker	Real Estate Office
Flower/Gift/Card Shop	Shoe Store
Funeral Home	Tailor/Shoe Repair
	Travel Agent
	Toy Store
	Video Rental

**3.3.2.2. Additional Conditional Uses Allowed in NC**

The following uses are permitted in all NC zoning districts, provided the following conditions are met:

- A. Animal Grooming – provided no kennel operation or outdoor runs are located on-site.

- B. Art Store – provided the hours of operation are limited to 8:00 am to 6:00 pm.
- C. Automobile Detailing – provided:
  - 1. The hours of operation are limited to 7:00 am to 9:00 pm.
  - 2. All lighting is shielded or directed away from adjoining residential properties.
  - 3. Outdoor storage/service areas with more than five (5) vehicles shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
  - 4. There shall be no on-site sales or service or automobiles on the property.
  - 5. All parking shall be provided within designated areas.
- D. Bank – provided the hours of operation are limited to 8:00 am to 6:00 pm.
- E. Bank, Drive-thru – provided the number of stalls does not exceed two (2), and screening against adjacent residential properties must be 100% opaque at the time of permitting.
- F. Child/Adult Care Center – provided:
  - 1. A detailed site plan shall be submitted, noting all of the following applicable information.
  - 2. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
  - 3. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  - 4. No other business enterprise shall be allowed to operate on the same property as the facility.
  - 5. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
  - 6. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
  - 7. An on-site drop-off for children/adults shall be provided.
  - 8. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.

9. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  10. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
- G. (Reserved)
- H. Convenience Store – Gasoline Sales – provided the lot size does not exceed one (1) acre in total area and the hours of operation are limited to 7:00 am to 11:00 pm.
- I. Financial Institution – provided the hours of operation are limited to 8:00 am to 6:00 pm.
- J. Gas Station, Self Service – provided the lot size does not exceed one (1) acre in total area and the hours of operation are limited to 7:00 am to 11:00 pm.
- K. Grocery Store/Supermarket – provided the hours of operation are limited to 7:00 am to 11:00 pm.
- L. Hardware/Paint/Fixture Store – provided no outdoor storage is allowed.
- M. Pharmacy/Drug Store – provided the hours of operation are limited to 8:00 am to 9:00 pm.
- N. Restaurant, No Drive-thru – provided the lot size does not exceed one (1) area of total area.
- O. Therapeutic Massage – provided the hours of operation are limited to 8:00 am to 6:00 pm.
- P. Veterinary Clinic/Office – provided the use does not include on-site animal kennels external to the primary structure and the boarding of animals is allowed on-site for medical treatment only.
- Q. Office Building – provided:
1. The use is designed to resemble a residential structure.
  2. The structure does not exceed 5,000 square feet on the main floor.
  3. Parking is provided in the rear of the lot and may be an unpaved surface of gravel or crusher run with a depth of four (4) inches bounded by edging to hold the material in place.
- R. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.

- S. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project, and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- T. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.
- U. Garage Sales/Auctions – provided auctions or garage sales of second-hand merchandise may be conducted on a property as a temporary use. Such sales may be conducted for no more than two (2) consecutive days, four (4) times in a calendar year from the same property. A permit must be obtained from the city clerk's office for each sale and such permit shall be posted at the site of the sale.
- V. Outdoor Religious Events – provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- W. Sales/Leasing Offices – provided a temporary zoning permit is issued by the Zoning Officials for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project. The structure may be a manufactured or modular dwelling.

### 3.3.2.3. Additional Special Exceptions Allowed in NC

The following uses are allowed in NC zoning districts, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. Communications Tower – a tower, pole, or antenna may be permitted by special exception granted by the Board of Zoning Appeals after public hearing and finding of fact based upon the following criteria:
  - 1. One (1) copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
  - 2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antenna is to be mounted on an approved existing structure.

3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records.
4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
5. Identification of the owners of all antennae and equipment to be located on the site.
6. Written authorization from the site owner for the application.
7. Evidence that a valid FCC license for the proposed activity has been issued.
8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
9. A written agreement to remove the tower and/or antenna within 30 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
10. Evidence that applicable conditions in the following section are met
11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.
12. The proposed communications tower, antenna or accessory structure shall be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
13. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of the applicant.
14. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
15. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.



16. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
17. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
18. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
19. A permit for a proposed site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
20. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000 in the aggregate which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the city attorney.
21. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
22. A tower must be a minimum distance equal to one-half (  $\frac{1}{2}$  ) the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25 percent of the tower height, whichever is greater.
23. If additional tower height is requested, total tower height will not exceed 150 percent of the maximum height permitted in the district as a conditional use.
24. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
25. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
26. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
27. The Board may grant a variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards imposed for a communications tower or antenna in connection with granting special exception.

**3.3.2.4. Additional Accessory Uses Allowed in NC**

There are no additional accessory uses allowed in the NC district.

**3.3.3. OP – Office Professional**

The Office Professional Zoning Districts are primarily designed to accommodate the development of professional offices within close proximity to neighborhoods or areas in transition between residential and commercial.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the OP Zoning District. In addition, the OP Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts.*

**3.3.3.1. Additional Uses Permitted in OP**

Accountant	Interior Design Studio
Architect/Engineer Office	Law Office
Botanical Garden	Medical/Dentist/Doctor Office
Church, Temple or Synagogue	Photography Studio
Community/Neighborhood Recreation	Police, Fire & EMS Station
Financial Stock Broker	Private Recreation Area
Golf Course, Including Clubhouse	Public Park and/or Playground
	Single Family Detached

**3.3.3.2. Additional Conditional Uses Allowed in OP**

The following uses are permitted in all OP zoning districts, provided the following conditions are met:

A. Bed and Breakfast – provided:

1. The facility meets the minimum standards as set forth in the South Carolina Code of Laws, Title 45, Chapter 4, South Carolina Bed and Breakfast Act.
2. Bed and Breakfast or Bed and Breakfast Inn shall be defined according to the South Carolina Code of Laws, Title 45, Chapter 4, South Carolina Bed and Breakfast Act.
3. The facility must be located on one (1) tract containing no less than 0.75 acres for up to three (3) guest rooms; the minimum lot size shall increase by an additional 0.25 acres per each one (1) additional guest room.
4. Parking shall be provided in the rear of the lot and shall be an unpaved surface of gravel or crusher run with a depth of four (4) inches bounded by edging to hold the material in place.

B. Business Services, General – provided:

1. The use is designed to resemble a residential structure.
2. The structure does not exceed 5,000 square feet on the main floor.

3. Parking shall be provided in the rear of the lot and shall be an unpaved surface of gravel or crusher run with a depth of four (4) inches bounded by edging to hold the material in place.

C. Child/Adult Care Center – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
2. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. No other business enterprise shall be allowed to operate on the same property as the facility.
4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
6. An on-site drop-off for children/adults shall be provided.
7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.

D. Museum/Art Gallery – provided that the use shall be located in a pre-existing historic residential structure as defined by the Board of Architectural Review.

E. Office Building – provided:

1. The use is designed to resemble a residential structure.
2. The structure does not exceed 5,000 square feet on the main floor.
3. Parking is provided in the rear of the lot and may be an unpaved surface of gravel or crusher run with a depth of four (4) inches bounded by edging to hold the material in place.

F. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved

- principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.
- G. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project, and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
  - H. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.
  - I. Garage Sales/Auctions – provided auctions or garage sales of second-hand merchandise may be conducted on a property as a temporary use. Such sales may be conducted for no more than two (2) consecutive days, four (4) times in a calendar year from the same property. A permit must be obtained from the city clerk's office for each sale and such permit shall be posted at the site of the sale.
  - J. Outdoor Religious Events – provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
  - K. Sales/Leasing Offices – provided a temporary zoning permit is issued by the Zoning Officials for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project. The structure may be a manufactured or modular dwelling.

### 3.3.3.3. Additional Special Exceptions Allowed in OP

The following uses are allowed in OP zoning district, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. (Reserved)

### 3.3.3.4. Additional Accessory Uses Allowed in OP

There are no additional accessory uses allowed in the OP district.

**3.3.4. GC – General Commercial**

The General Commercial Zoning Districts are primarily designed to accommodate the development of a broad range of commercial uses that are typically geared toward automobile accessibility, along with those appropriate related facilities necessary to such an area.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the GC Zoning District. In addition, the GC Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts.*

**3.3.4.1. Additional Uses Permitted in OP**

ABC Package Store	Car Wash, Full Service
Accountant	Car Wash, Self Service
Administrative Offices	Carpet/Wallpaper/Window
Appliance Service	Treatment Sales
Antique Shop	Cartage, Express & Parcel Delivery
Architect/Engineer Office	Catering Establishment – No On-
Art Store	Site Sales
Athletic Field, Indoor	Cellular Telephone Provider
Auditorium/Arena	Church, Temple or Synagogue
Automatic Teller Machine	Civic Club/Lodge
Automobile Detailing	Clothing/Apparel Store
Automotive Parts	Community Center
Automobile Rental	Computer Electronics Sales and
Automobile/Truck/Motorcycle/Boat	Service
Sales	Convenience Store – Gasoline Sales
Bait Shop	Corporate Headquarters
Bakery/Candy Store (Retail)	Crematorium
Bank	Dairy Product Sales
Bank, Drive-thru	Dance Studio/School
Bar/Lounge/Nightclub	Dancing/Staged Entertainment
Barber/Beauty Shop	Department Store
Baseball/Softball/Soccer Park	Driving Range
Basketball Court, Outdoor	Dry Cleaning/Laundry Establishment
Batting Cages – Commercial	Employment Agency
Bed and Breakfast	Farm Equipment Sales and Service
Bicycle Sales and Service	Feed and Seed Store
Bingo Parlor	Financial Institution
Body Shop	Financial Stock Broker
Bookstore	Flower/Gift/Card Shop
Botanical Garden	Funeral Home
Bowling Alley	Furniture/Appliance Retail Store
Brokerage House	Gas Station, Self Service
Building/Plumbing Supplies	General Merchandise
Bus Terminal	Golf Course, Including Clubhouse
Business Machine Sales/Service	Golf Course, Par 3
Business Office	Government/Public Utility Office
Business Services, General	Greenhouse/Nursery – Commercial
Camera Shop	Grocery Store/Supermarket

Gun Sales and Service	Pool/Billiard/Video Game Room
Gymnasium	Post Office
Hardware/Paint/Fixture Store	Printing/Copying Business
Health Club	Public Assembly Hall
HVAC Service	Public Park and/or Playground
Indoor Athletic Field	Radio/Television Station
Indoor Racquet/Tennis Facility	Radio/Television Station Mast
Interior Decorating Shop	Radio/Television Studio
Interior Design Studio	Racquet/Tennis Facility
Laundromat	Real Estate Office
Law Office	Rescue Mission
Library	Restaurant, No Drive-thru
Locksmith	Restaurant, Drive-thru
Mail/Fax Service	Rental Center
Medical Clinic	Retail, Extensive
Medical/Dentist/Doctor Office	Sewing Machine/Vacuum Cleaner
Military Armory	Repair/Sales
Movie Theater	Shoe Store
Museum/Art Gallery	Shopping Center
Music Studio	Skating Rink
Newspaper/Magazine Stand	Sporting Goods
Newspaper/Publishing Business	Stadium
Office Building	Swimming Pool, Public Indoor
Oil Change Service	Swimming Pool, Public Outdoor
Optician	Taxi Business
Other Government Services	Tailor/Shoe Repair
Other Offices	Tennis Club
Other Personal Services	Theater, Indoor
Other Retail	Theater, Outdoor
Parking Garage	Therapeutic Massage
Parking Lot, Commercial	Tire Recapping
Pawn Shop	Tourist Welcome Center
Pest/Insect Control Business	Toy Store
Pet Shop/Pet Supplies	Travel Agent
Pharmacy/Drug Store	Video Rental
Photography Studio	
Police, Fire & EMS Station	

### 3.3.4.2. Additional Conditional Uses Allowed in GC

The following uses are permitted in all GC zoning districts, provided the following conditions are met:

- A. Amusement Center and Amusement Park – provided:
  1. All outdoor amusement rides are grouped towards the center of the property.
  2. The property is limited to five (5) acres maximum in size.
  3. No blinking or neon lighting is allowed within the development.

4. For the purpose of this section, go-cart amusement rides are hereby defined as racetracks and are prohibited in this zoning district.
- B. Animal Grooming – provided no kennel operation or outdoor runs are located on-site.
- C. Animal Shelter – provided all outdoor runs are at least 100 feet from a residential property line.
- D. Automobile/Truck/Motorcycle Repair/Service – provided:
  1. All lighting is shielded or directed away from adjoining residential properties.
  2. Outdoor storage/service areas with more than five (5) vehicles/machines/repair items shall be completely and opaquely screened from road rights-of-way and property lines.
- E. Carnivals, Fairs and Other Major Public Gatherings – provided zoning permits for temporary public assembly use and events of public interest such as carnivals, fairs and other major public gatherings and parking for such events, are issued for periods of no more than ten (10) consecutive days. No more than five (5) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- F. Cemetery – provided the total area of the lot is five (5) acres or greater.
- G. Cemetery, Pet – provided the total area of the lot is five (5) acres or greater.
- H. Child/Adult Care Center – provided:
  1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
  2. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  3. No other business enterprise shall be allowed to operate on the same property as the facility.
  4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
  5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
  6. An on-site drop-off for children/adults shall be provided.
  7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is



at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.

8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
- I. (Reserved)
- J. Concerts and Stage Shows – provided zoning permits for temporary public assembly use and events of public interest such as outdoor concerts and stage shows and parking for such events, are issued for periods of no more than five (5) consecutive days. No more than six (6) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- K. Contractor, General and Contractor, Shop/Yard – provided all storage areas are 100% opaquely screened from view from any property line on which the use is located, including areas for storage of licensed operable vehicles.
- L. Fabricating/Assembling – provided the use is entirely contained within a structure and any outdoor storage is screened from view at all property lines and road rights-of-way.
- M. Flea Market – provided:
1. All sales shall occur within a permanent structure.
  2. The total area of the lot is five (5) acres or greater.
  3. The minimum setback requirement is 100 feet from all property lines.
  4. All parking spaces are clearly delineated.
- N. Gas Station, Full Service – provided:
1. All lighting is shielded or directed away from adjoining residential properties.
  2. Outdoor storage/service areas with more than five (5) vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
- O. Hotel/Motel – provided:
1. The minimum lot area is limited to 25,000 square feet or 1,000 feet per accommodation for one or two-story structures and 700 square feet per accommodation for three or more story structures, whichever is greater.

2. The maximum building height does not exceed 100 feet or provided that parking standards and other regulatory requirements are met.
  3. All outdoor pools shall not be located facing the rear property line.
- P. Kennel Operations/Care – provided the use is located at least 100 feet from a residential use.
- Q. Mausoleum – provided a cemetery is located on the same property.
- R. Mechanical/Repair Shop – provided:
1. All lighting is shielded or directed away from adjacent properties.
  2. Outdoor storage/service areas with more than five (5) vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
- S. Mini-Warehouse Storage – provided:
1. All structures, included the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.
  2. Where projects abut lots with residential land uses, buffering and screening standards shall apply in accordance with *Chapter 5 – Design and Performance Standards*.
  3. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.
  4. To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.
  5. One (1) accessory manager's office/apartment shall be permitted.
  6. Fencing or walls shall be required around the open perimeter of the project. Said fence or wall shall be a minimum of six (6) feet in height.
  7. Off-street parking shall be required as follows:
    - a) One (1) space for each ten (10) storage cubicles;
    - b) Two (2) spaces for each manager's quarters; and
    - c) One (1) space for every 50 storage cubicles to be located at the project office for the use of prospective clients.
  8. On-site driveway widths shall be required as follows:

- a) All one-way driveways shall provide for one (1) 10-foot parking lane and one (1) 15-foot travel lane;
  - b) Traffic direction and parking shall be designated by signing or painting;
  - c) All two-way driveways shall provide for one (1) 10-foot parking lane and two (2) 12-foot travel lanes;
  - d) The parking lanes may be eliminated when the driveway does not serve storage cubicles; and
  - e) All driveways must be paved.
9. Retail or wholesale uses and storage of hazardous materials shall be prohibited in mini-warehouses and notice of prohibition shall be given to customers by a conspicuous sign posted at the entrance of the property or by provisions in the lease agreement or both.
10. The minimum lot size shall be one (1) acre and shall not exceed two (2) acres.
11. The property must conform with the design standards as set forth in *Chapter 5 – Design and Performance Standards*.
- T. Miniature Golf Course – provided all lighting is shielded or directed away from adjoining residential properties and a 100% opaque screen is placed along the property line adjacent to a residentially-zoned property.
- U. Mulch Sales/Landscaping Products – provided:
- 1. Adequate display space is provided that does not harbor pests.
  - 2. Adequate loading space is provided for commercial and residential vehicles.
  - 3. An on-site enclosed office building is provided.
  - 4. All outdoor storage, except for live plant materials, must meet the setbacks of the zoning district and screen from all property lines.
- V. Nursing/Convalescent Home – provided:
- 1. Such use must meet the minimum standards set forth for such facilities by DSS and other federal, state and local agencies which exercise jurisdiction over such facilities.
  - 2. Such use shall be housed in a permanent structure.
  - 3. Such use shall have a minimum lot area of one (1) acre.
  - 4. Such use shall meet the following buffer requirements:

- a) 20 feet of natural or revegetated buffer along adjacent residential property lines.
  - b) 30 feet of natural or revegetated buffer along adjacent commercial property lines.
  - c) 50 feet of natural or revegetated buffer along adjacent industrial property lines or a minimum six (6) foot high privacy fence along all such adjacent property lines.
5. Such uses shall be required to maintain a minimum outside recreational area of 75 square feet per bed. Group care facilities may be required to place a fence around the recreation areas when the planning staff determines that there is a safety concern.
- W. Outdoor Retail Sales, Temporary Non-Seasonal – provided temporary outdoor sales of merchandise are permitted as a temporary, accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per lot, per calendar year.
- X. Outdoor Retail Sales, Temporary Seasonal – provided that the use is limited to the sale of Christmas trees and wreaths, fireworks and produce only and are authorized where permitted as a temporary use. Sales of Christmas trees and wreaths shall be allowed from five (5) days before Thanksgiving to December 31; sales of fireworks shall be allowed from December 15 to January 5 and June 20 to July 8; sales of produce shall be allowed from May 1 to August 31; pumpkin sales shall be allowed from September 1 to November 30. The fee for each permit shall be \$100. Only one (1) seasonal use may be permitted and conducted on a property at the same time. A seasonal use may not be permitted for a location within ½ mile of a commercial business selling like or similar products.
- Y. Outpatient Treatment Facility – provided an outpatient treatment facility treating substance abuse shall not be located closer than 1,000 feet (measured from the property line) from any house of worship, day care center, public or private elementary or secondary school, public park, public library, or any residential zoning district.
- Z. Sexually Oriented Business – provided the use meets the conditions as established in *Chapter 6, Article 6*.
- AA. Veterinary Clinic/Office – provided the use does not include on-site animal kennels external of the primary structure and boarding of animals is allowed indoors on-site. Any outdoor runs shall be at least 100 feet from a residentially-zoned property.
- BB. Tattoo Parlor – provided the use is not located 1,000 feet of a Child/Adult Day Care or Child/Adult Care Center, Primary/Secondary School, Church, Temple or Synagogue or any other tattoo parlor.

- CC. Check Cashing Service/Title Loan Operation – provided the use is not located within 2,500 feet of a similar use. [A check cashing service and title loan operation may be located in the same structure.]
- DD. Body Piercing – provided the use is not located within 1,000 feet of a Child/Adult Day Care or Child/Adult Care Center, Primary/Secondary School, Church, Temple or Synagogue or any other body piercing establishment.
- EE. Mobile Food Truck Vendor – provided the use is a temporary use and meets the following conditions at all times:
1. The use is limited to an annual permit, renewed on the calendar year. The annual permit fee for a mobile food truck vendor shall be \$500.
  2. The use is located on private property, unless approved by the City as part of a permitted special event.
  3. That the vendor has the written consent of the property owner to utilize the property.
  4. That the vendor be established at least 750 feet from a permanent restaurant use.
  5. The hours of operation are limited to 7:00 am to 9:00 pm.
  6. That the vendor meets established health standards by SC DHEC.
  7. Food trucks may not be parked as to reduce available parking spaces of established businesses or hamper the flow of traffic in parking lots.
  8. Parking requirements shall be provided as determined by the Zoning Official.
  9. Signage for the business shall be provided as determined by the Zoning Official.
  10. No sounds may be produced from the vehicle to attract customers.
  11. Refuse containers must be provided and collected daily.
  12. The site must be vacated on a daily basis.
- FF. Live-Work Unit – provided the use meets the following conditions:
1. The structure must house a commercial business or be capable of housing a commercial business at all times.
  2. That residential unit(s) may only be incorporated into the structure with the commercial business.
  3. That the area for each unit shall not be less than 540 square feet.
  4. That the density of residential units shall not exceed seven (7) units per acre.

5. The hours of operation are limited to 7:00 am to 9:00 pm.
  6. That the live-work unit meets all applicable standards of the International Building Code (as adopted).
- GG. Social Club or Hall – provided that the use is maintained as a commercial business for the use of patrons to lease space on a contractual basis for each event, that the contract is available for review by the City and its designated staff on a given basis, an active business license is maintained on the premise for each event held, and hours of operation are limited to 7:00 am to midnight. The structure shall be designated as a public assembly per the Building Code.
- HH. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.
- II. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project, and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- JJ. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.
- KK. Garage Sales/Auctions – provided auctions or garage sales of second-hand merchandise may be conducted on a property as a temporary use. Such sales may be conducted for no more than two (2) consecutive days, four (4) times in a calendar year from the same property. A permit must be obtained from the city clerk's office for each sale and such permit shall be posted at the site of the sale.
- LL. Outdoor Religious Events – provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- MM. Sales/Leasing Offices – provided a temporary zoning permit is issued by the Zoning Officials for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project. The structure may be a manufactured or modular dwelling.

**3.3.4.3. Additional Special Exceptions Allowed in GC**

The following uses are allowed in GC zoning districts, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. Communications Tower – a tower, pole, or antenna may be permitted by special exception granted by the Board of Zoning Appeals after public hearing and finding of fact based upon the following criteria:
1. One (1) copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
  2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antenna is to be mounted on an approved existing structure.
  3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records.
  4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
  5. Identification of the owners of all antennae and equipment to be located on the site.
  6. Written authorization from the site owner for the application.
  7. Evidence that a valid FCC license for the proposed activity has been issued.
  8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
  9. A written agreement to remove the tower and/or antenna within 30 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
  10. Evidence that applicable conditions in the following section are met
  11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.
  12. The proposed communications tower, antenna or accessory structure shall be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with

minimum standards imposed by applicable communications regulations and applicant's technical design requirements.

13. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of the applicant.
14. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
15. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
16. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
17. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
18. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
19. A permit for a proposed site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
20. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000 in the aggregate which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the city attorney.
21. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
22. A tower must be a minimum distance equal to one-half (  $\frac{1}{2}$  ) the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25 percent of the tower height, whichever is greater.
23. If additional tower height is requested, total tower height will not exceed 150 percent of the maximum height permitted in the district as a conditional use.



- 24. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
- 25. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
- 26. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
- 27. The Board may grant a variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards imposed for a communications tower or antenna in connection with granting special exception.

**3.3.4.4. Additional Accessory Uses Allowed in GC**

There are no additional accessory uses allowed in the GC district.

**3.3.5. CC – Core Commercial**

The Core Commercial Zoning Districts are primarily designed to accommodate the development of high-density commercial uses that are typically found within central business districts, along with those appropriate related facilities necessary to such an area. Retail stores, professional offices, restaurants and governmental offices are allowed as permitted uses, and in existing structures are exempt from the parking standards contained in Section 6.1. Residential uses shall be allowed as a conditional use in existing, upper story buildings, and shall be exempted from the parking standards contained in Section 6.1.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the CC Zoning District. In addition, the CC Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts.*

**3.3.5.1. Additional Uses Permitted in CC**

Accountant	Corporate Headquarters
Administrative Offices	Cultural Arts Center
Appliance Service	Dance Studio or School
Architect/Engineer Office	Dancing/Staged Entertainment
Art Store	Department Store
Auditorium/Arena	Dry Cleaning/Laundry Establishment
Automatic Teller Machine	Employment Agency
Bakery/Candy Store (Retail)	Financial Institution
Bank	Financial Stock Broker
Bank, Drive-thru	Flower/Gift/Card Shop
Bar/Lounge/Nightclub	Funeral Home
Barber/Beauty School	Furniture/Appliance Retail Store
Bed and Breakfast	General Business Services
Bicycle Sales and Service	General Merchandise
Bookstore	Golf Course, Including Clubhouse
Botanical Garden	Government/Public Utility Office
Bus Terminal	Hardware/Paint/Fixture Store
Business Machine Sales and Service	Interior Decorating Shop
Business Office	Interior Design Studio
Business Services, General	Internet Service Provider
Camera Shop	Jewelry Store
Carpet/Wallpaper/Window Treatment Sales	Laundromat
Catering Establishment – No On-site Sales	Law Office
Cellular Telephone Provider	Library
Civic Club/Lodge	Locksmith
Clothing/Apparel Store	Mail/Fax Services
Community Center	Medical Clinic
Community/Neighborhood Recreation	Medical/Dentist/Doctor Office
Computer Electronics Sales and Service	Movie Theater
	Museum/Art Gallery
	Music Studio
	Newspaper/Magazine Stand
	Newspaper/Publishing Business
	Office Building

Optician	Real Estate Office
Other Government Services	Rescue Mission
Other Offices	Restaurant, No Drive-thru
Parking Garage	Sewing Machine/Vacuum Cleaner
Parking Lot, Commercial	Repair/Sales
Pawn Shop	Shoe Store
Pet Shop/Pet Supplies	Sporting Goods
Pharmacy/Drug Store	Taxi Business
Photography Studio	Tailor/Shoe Repair
Police, Fire & EMS Station	Theater, Indoor
Pool/Billiard/Video Game Room	Theater, Outdoor
Post Office	Therapeutic Massage
Printing/Copying Business	Tourist Welcome Center
Public Assembly Hall	Toy Store
Public Park and/or Playground	Travel Agent
Radio/Television Studio	Video Rental
Railroad Terminal	

### 3.3.5.2. Additional Conditional Uses Allowed in CC

The following uses are permitted in all CC zoning districts, provided the following conditions are met:

- A. Carnivals, Fairs and Other Major Public Gatherings – provided zoning permits for temporary public assembly use and events of public interest such as carnivals, fairs and other major public gatherings and parking for such events, are issued for periods of no more than ten (10) consecutive days. No more than five (5) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- B. Concerts and Stage Shows – provided zoning permits for temporary public assembly use and events of public interest such as outdoor concerts and stage shows and parking for such events, are issued for periods of no more than five (5) consecutive days. No more than six (6) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- C. Hotel/Motel – provided:
  1. The minimum lot area is limited to 25,000 square feet or 1,000 feet per accommodation for one or two-story structures and 700 square feet per accommodation for three or more story structures, whichever is greater.
  2. The maximum building height does not exceed 100 feet or provided that parking standards and other regulatory requirements are met.
  3. All outdoor pools shall not be located facing the rear property line.
  4. All applicable parking standards must be met.

- D. Multi-Family Dwellings – provided the units are located in the second story above street level or higher of multiple-story dwellings.
- E. Church, Temple or Synagogue – provided that the use is established in a detached structure and parking for the use is provided on the same parcel as the structure or on an adjoining parcel.
- F. Farmer's Market – provided the facility to house the market shall be a permanent structure as determined by the Building Official with a permanent roof and all sales are conducted under the roof of the structure.
- G. Outdoor Retail Sales, Temporary Seasonal – provided that the use is limited to the sale of produce and perishable grocery items. The fee for each permit shall be \$100. Only one seasonal use may be permitted and conducted on a property at the same time. A seasonal use cannot be permitted for a location within 1,000 feet of a commercial business selling like or similar products. The use cannot be placed within a designated parking area. The use must be placed within a temporary or permanent structure as determined by the Building Official; the use shall not be conducted out of a tent or vehicle. A sign for the use may be utilized but shall be attached to the structure and be no larger than 16 square feet.
- H. Mobile Food Truck Vendor – provided the use is a temporary use and meets the following conditions at all times:
  - 1. The use is located on public property and approved by the City as a part of a permitted special event.
  - 2. That the vendor meets established health standards by SC DHEC.
  - 3. That the vehicle is placed in a predetermined location as approved by City event staff.
  - 4. No sounds may be produced from the vehicle to attract customers.
- I. Adult Care Center – provided:
  - 1. A detailed site plan shall be submitted, noting all of the following applicable information.
  - 2. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.
  - 3. The facility shall conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  - 4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is unavailable.
  - 5. An on-site drop-off for adults shall be provided.

6. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  7. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
  8. No use shall be allowed within the boundaries of the Uptown District between Edgefield Street, Phoenix Street, Court Avenue and Seaboard Avenue.
- J. Social Club or Hall – provided that the use is maintained as a commercial business for the use of patrons to lease space on a contractual basis for each event, that the contract is available for review by the City and its designated staff on a given basis, an active business license is maintained on the premise for each event held, and hours of operation are limited to 7:00 am to midnight. The structure shall be designated as a public assembly per the Building Code.
- K. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.
- L. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project, and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- M. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.
- N. Garage Sales/Auctions – provided auctions or garage sales of second-hand merchandise may be conducted on a property as a temporary use. Such sales may be conducted for no more than two (2) consecutive days, four (4) times in a calendar year from the same property. A permit must be obtained from the city clerk's office for each sale and such permit shall be posted at the site of the sale.
- O. Outdoor Religious Events – provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.

- P. Sales/Leasing Offices – provided a temporary zoning permit is issued by the Zoning Officials for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project. The structure may be a manufactured or modular dwelling.

**3.3.5.3. Special Exceptions Allowed in CC**

There are no additional special exceptions allowed in the CC district.

**3.3.5.4. Accessory Uses Allowed in CC**

There are no additional accessory uses allowed in the CC district.

**3.3.6. IP – Institutional Professional**

The Institutional Professional Zoning Districts are primarily designed to accommodate the development of professional offices, research parks, and corporate headquarters, both individually and in a campus setting, as well as governmental and public facilities.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the IP Zoning District. In addition, the IP Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts.*

**3.3.6.1. Additional Uses Permitted in IP**

- Accountant
- Administrative Offices
- Architect/Engineer Office
- Auditorium/Arena
- Barber/Beauty School
- Biotechnological Center
- Botanical Garden
- Church, Temple or Synagogue
- Community Center
- Community/Neighborhood Recreation
- Financial Stock Broker
- Golf Course, Including Clubhouse
- Government/Public Utility Office
- Group Home, Extensive
- Hospitals/Sanatoriums
- Interior Design Studio
- Laboratory/Research Facility
- Law Office
- Library
- Medical Clinic
- Medical/Dentist/Doctor Office
- Music Studio
- Outpatient Hospital
- Parking Garage
- Parking Lot, Commercial
- Photography Studio
- Police, Fire & EMS Station
- Post Office
- Private Recreation Area
- Public Assembly Hall
- Public Park and/or Playground
- Single Family Detached
- Theater, Outdoor

**3.3.6.2. Additional Conditional Uses Allowed in IP**

The following uses are permitted in all IP zoning districts, provided the following conditions are met:

- A. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.
- B. Assisted Living – provided:
1. A maximum density of ten (10) units per acre if developed as apartments/condominiums.
  2. A maximum density of one (1) bed per 1,000 square feet if not self-provided.
- C. Bed and Breakfast – provided:
1. The facility meets the minimum standards as set forth in the South Carolina Code of Laws, Title 45, Chapter 4, South Carolina Bed and Breakfast Act.
  2. Bed and Breakfast or Bed and Breakfast Inn shall be defined according to the South Carolina Code of Laws, Title 45, Chapter 4, South Carolina Bed and Breakfast Act.
  3. The facility must be located on one (1) tract containing no less than one (1) acre for up to three (3) guest rooms; the minimum lot size shall increase by an additional 0.25 acres per each one (1) additional guest room.
  4. Parking shall be provided in the rear of the lot and shall be an unpaved surface or gravel or crusher run with a depth of four (4) inches bounded by edging to hold the material in place.
- D. Business Services, General – provided:
1. The use is designed to resemble a residential structure.
  2. The structure does not exceed 5,000 square feet on the main floor.
  3. Parking is provided in the rear of the lot.
- E. Child/Adult Care Center – provided:
1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
  2. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  3. No other business enterprise shall be allowed to operate on the same property as the facility.



4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
6. An on-site drop-off for children/adults shall be provided.
7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.

F. College/University Building – provided:

1. The side yard setback shall be:
  - a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
  - b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
  - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
  - d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.
2. The rear yard setback shall be:
  - a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
  - b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
  - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
  - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

G. Commercial/Trade School – provided:

1. The side yard setback shall be:
  - a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
  - b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
  - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
  - d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.
2. The rear yard setback shall be:
  - a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
  - b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
  - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
  - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

H. Concerts and Stage Shows – provided zoning permits for temporary public assembly use and events of public interest such as outdoor concerts and stage shows and parking for such events, are issued for periods of no more than five (5) consecutive days. No more than five (5) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.I. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.J. Dormitory – provided:

1. The site is located on property owned by a college or university or contiguous to such use.
2. The maximum density does not exceed ten (10) units per acre.
3. The side yard setback shall be:

- a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.

4. The rear yard setback shall be:

- a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

K. Educational Institution and Primary/Secondary School – provided:

1. The side yard setback shall be:

- a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.

2. The rear yard setback shall be:

- a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.

- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
- L. Museum/Art Gallery – provided that the use shall be located in a pre-existing historic residential structure as defined by the Board of Architectural Review.
- M. Nursing/Convalescent Home – provided:
  - 1. Such uses must meet the minimum standards set forth for such facilities by DSS and other federal, state and local agencies which exercise jurisdiction over such facilities.
  - 2. Such use shall be housed in a permanent structure.
  - 3. Such uses shall have a minimum lot area of one (1) acre.
  - 4. Such uses shall be required to maintain a minimum outside recreational area of 75 square feet per bed. Group care facilities may be required to place a fence around the recreation areas when the planning staff determines that there is a safety concern.
- N. Office Building – provided:
  - 1. The use is designed to resemble a residential structure.
  - 2. The structure does not exceed 5,000 square feet on the main floor.
  - 3. Parking is provided in the rear of the lot.
- O. Outpatient Treatment Facility – provided an outpatient treatment facility treating substance abuse shall not be located closer than 1,000 feet (measured from the property line) from any house of worship, day care center, public or private elementary or secondary school, public park, public library, or any residential zoning district.
- P. Sales/Leasing Offices – provided a temporary zoning permit is issued by the Zoning Officials for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project. The structure may be a manufactured or modular dwelling.
- Q. Technical College/School – provided:
  - 1. The side yard setback shall be:
    - a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.

- b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
  - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
  - d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.
2. The rear yard setback shall be:
- a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
  - b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
  - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
  - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
- R. Veterinary Clinic/Office – provided the use does not include on-site animal kennels external to the primary structure and the boarding of animals is allowed on-site for medical treatment only.
- S. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.
- T. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project, and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- U. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.
- V. Garage Sales/Auctions – provided auctions or garage sales of second-hand merchandise may be conducted on a property as a temporary use. Such sales may be conducted only once in a calendar year from the same property. A permit must be

obtained from the city clerk's office for each sale and such permit shall be posted at the site of the sale.

- W. Outdoor Religious Events – provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.

#### **3.3.6.3. Special Exceptions Allowed in IP**

The following uses are allowed in IP zoning districts, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. (Reserved)

#### **3.3.6.4. Additional Accessory Uses Allowed in IP**

There are no additional accessory uses allowed in the IP district.

**3.3.7. NS – Neighborhood Services**

The Neighborhood Services Zoning Districts are designed to accommodate infill of structures that while located in residential areas, are historically commercial in nature and use, as well as allowing for new development to take place in the built environment. The NS zoning district facilitates pedestrian access to a limited list of small-scale retail stores and professional offices which will provide services vital to community well-being while existing harmoniously with surrounding residential uses. Retail and service establishments, permitted or conditional, shall not exceed 2,500 square feet of gross floor area on the ground floor. Hours of operation for all businesses are limited to between 7:00 am to 9:00 pm.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the NS Zoning District. In addition, the NS Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.3.1. – Regulations Applied to All Commercial Districts.*

**3.3.7.1. Additional Uses Permitted in NS**

Barber/Beauty Shop  
Grocery Store/Supermarket  
Laundromat  
Library  
Medical Clinic  
Pharmacy/Drug Store

**3.3.7.2. Additional Conditional Uses Allowed in NS**

The following uses are permitted in all NS zoning districts, provided the following conditions are met:

A. Child/Adult Care Center – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
2. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
3. No other business enterprise shall be allowed to operate on the same property as the facility.
4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
6. An on-site drop-off for children/adults shall be provided.

7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
  8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
  9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
- B. Convenience Store – No Gasoline Sales – provided the lot size does not exceed one (1) acre in total area.
- C. Hardware/Paint/Fixture Store – provided no outdoor storage is allowed.
- D. Restaurant, No Drive-thru – provided the lot size does not exceed one (1) acre of total area.
- E. Single Family Home – provided no commercial use other than a home occupation may exist on the same parcel with a single family home.

#### **3.3.7.3. Special Exceptions Allowed in NS**

There are no additional special exceptions allowed in the NS district.

#### **3.3.7.4. Additional Accessory Uses Allowed in NS**

There are no additional accessory uses allowed in the NS district.



**ARTICLE 4. INDUSTRIAL DISTRICT REGULATIONS**

Industrial Zoning Districts are primarily designed to accommodate manufacturing, industrial, wholesale, warehousing, and distribution facilities. The following zoning districts are included in this Article:

DISTRICT	DISTRICT NAME
<b>Industrial</b>	
<b>LIW</b>	Light Industrial/Warehousing/Heavy Commercial
<b>HI</b>	Heavy Industrial/Manufacturing

The provisions of this Article apply to all industrial districts. Permitted uses, conditional uses, special exceptions, and accessory uses that apply to all industrial zoning districts are included in Section 3.4.1. as follows. Permitted uses, conditional uses, special exceptions and accessory uses that do not apply to all industrial districts, but do apply in individual districts will be listed in the applicable district sections contained in this Article.

**3.4.1. Regulations Applied to All Industrial Districts**

The following sections contain all permitted uses, conditional uses, special exceptions and accessory uses that apply to all industrial zoning districts.

**3.4.1.1. Uses Permitted in All Industrial Districts**

Airport Facility  
 Airport Terminal  
 Biotechnological Center  
 Corporate Headquarters  
 Government/Public Utility Office  
 Heliport  
 Helistop  
 Laboratory/Research Facility  
 Office Building  
 Police, Fire & EMS Station  
 Private Air Strip  
 Public Park and/or Playground  
 Public Utility  
 Restaurant, No Drive-thru  
 Sanitary Landfill  
 Utility Substation/Station

**3.4.1.2. Conditional Uses Allowed in All Industrial Districts**

The following uses are permitted in all Industrial Districts, provided the following conditions are met:

- A. Animal Shelter – provided all outdoor runs are at least 100 feet from a residential property line.
- B. Commercial/Trade School – provided:

1. The side yard setback shall be:
    - a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
    - b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
    - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
  2. The rear yard setback shall be:
    - a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
    - b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
    - c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
    - d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.
  3. Where a proposed building site abuts any Residential District and is not separated by a street right-of-way, the following screening provisions shall apply:
    - a) A solid fence or wall at least six (6) feet in height shall be placed along the property line.
    - b) A minimum of 20 feet of natural or revegetated buffer yard shall be established between the industrial use and the adjacent residential property line.
- C. (Reserved)
- D. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project, and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- E. Distribution Center – provided:
1. Paved deceleration lanes twelve (12) feet wide and 200 feet in length are constructed at the entrance points to major highways.
  2. That no safety hazard or impediment to regular traffic movement is produced.

3. No open storage of any type is conducted in connection with the operation.
- F. Junk/Salvage Operations and Yards and Scrap Operation – provided:
1. No burning of materials or products is conducted on the premises.
  2. A fence is provided around the perimeter at the time of permitting that is 100% opaque and screens all storage items from view from adjacent property lines and rights-of-way. The screen shall be a minimum of six (6) feet in height.
  3. Junk/Salvage Operations and Yards are prohibited in the city limits of the City of Greenwood.
- G. Trucking/Shipping Terminal – provided:
1. Paved deceleration lanes twelve (12) feet wide and 200 feet in length are constructed at the entrance points to major highways.
  2. That no safety hazard or impediment to regular traffic movement is produced.
  3. No open storage of any type is conducted in connection with the operation.
- H. Warehouse and Other Warehouse/Distribution – provided:
1. Paved deceleration lanes twelve (12) feet wide and 200 feet in length are constructed at the entrance points to major highways.
  2. That no safety hazard or impediment to regular traffic movement is produced.
  3. No open storage of any type is conducted in connection with the operation.
- I. Solar Farm – provided:
1. That a series of ground mounted solar collectors (minimum of three) are placed in an area for the purpose of generating photovoltaic power for resale purposes.
  2. The use is setback a minimum of 100 feet from abutting residential properties and 50 feet from roadways.
  3. That where property abuts residential property, solar collectors must be screened so as to not be seen from the adjoining property line.
  4. Panels are to be located and situated so glare is not offensive to traffic or residences; a statement from a qualified engineer must be submitted with the application.
  5. No structure shall achieve a height of greater than 20 feet.

6. Access to the site must be controlled by a fence of at least six (6) feet in height with a vegetative landscape buffer provided between the fencing and the property line.
7. The applicant must include a decommissioning plan that describes the anticipated life of the solar farm, the estimated decommissioning costs in current dollars, the method for ensuring that funds will be available for decommissioning and restoration, and the anticipated manner in which the solar farm project will be decommissioned and the site restored. Following a continuous six (6) month period in which no electricity is generated, the permit holder will have six (6) months to complete decommissioning of the solar farm. Decommissioning includes removal of solar panels, buildings, cabling, electrical components, and any other associated facilities below grade as described in the decommissioning plan. Prior to issuance of Zoning Compliances, the applicant must provide the City with a performance guarantee (surety or performance bond, certified check or irrevocable letter of credit) in the amount of \$50,000 or 125% of the estimated decommission cost minus the salvageable value, whichever is greater. Estimates shall be determined by an engineer licensed to practice in South Carolina.
8. The site shall adhere to the applicable sections of the International Building Code at time of construction and throughout the operation of the site.

#### **3.4.1.3. Special Exceptions Allowed in All Industrial Districts**

The following uses are allowed in all industrial zoning districts, if they are permitted by special exception by the Joint Board of Zoning Appeals (BZA) using the criteria listed:

- A. Communications Tower – a tower, pole, or antenna may be permitted by special exception granted by the Board of Zoning Appeals after public hearing and finding of fact based upon the following criteria:
  1. One (1) copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.
  2. A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antenna is to be mounted on an approved existing structure.
  3. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records.
  4. A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards.
  5. Identification of the owners of all antennae and equipment to be located on the site.

6. Written authorization from the site owner for the application.
7. Evidence that a valid FCC license for the proposed activity has been issued.
8. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
9. A written agreement to remove the tower and/or antenna within 30 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
10. Evidence that applicable conditions in the following section are met
11. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.
12. The proposed communications tower, antenna or accessory structure shall be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
13. Applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of the applicant.
14. Applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a non-residential district for valid technical reasons.
15. Prior to consideration of a permit for location on private property which must be acquired, applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and applicant's technical design requirements.
16. Applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
17. Applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
18. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
19. A permit for a proposed site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.

20. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000 in the aggregate which may arise from operation of the facility during its life, at no cost to the City of Greenwood, in form approved by the city attorney.
21. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
22. A tower must be a minimum distance equal to one-half (  $\frac{1}{2}$  ) the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25 percent of the tower height, whichever is greater.
23. If additional tower height is requested, total tower height will not exceed 150 percent of the maximum height permitted in the district as a conditional use.
24. Applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
25. Setback requirements and such additional conditions are established by the Board as it deems necessary to remove danger to health and safety, and to protect adjacent property.
26. The Telecommunications Act of 1996 requires that a denial of a permit be supported by substantial evidence.
27. The Board may grant a variance from general zoning district regulations and setback requirements, but may not grant a variance from any other standards imposed for a communications tower or antenna in connection with granting a special exception.

#### **3.4.1.4. Accessory Uses Allowed in All Industrial Districts**

There are no accessory uses that apply to all of the industrial districts. Please refer to the individual industrial districts to determine whether any accessory uses are allowed.

**3.4.2. LIW – Light Industrial/Warehousing/Heavy Commercial**

The Light Industrial/Warehousing/Heavy Commercial Zoning Districts are primarily designed to accommodate the development of light industrial, wholesale, warehousing, and distribution facilities.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the LIW Zoning District. In addition, the LIW Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.4.1. – Regulations Applied to All Industrial Districts*.

**3.4.2.1. Uses Permitted in LIW**

Appliance Service	Sewing Machine/Vacuum Cleaner
Automobile Rental	Repair/sales
Automobile/Truck/Motorcycle/Boat Sales	Restaurant, Drive-Thru
Automotive Parts	Sewage Treatment Facility
Beverage Distribution	Tobacco Storage and Processing
Bicycle Sales and Service	Ultra-Light Flight Park
Bottling Works	Water Treatment/Storage
Cartage, Express & Parcel Delivery	Welding Shop
Car Wash, Full Service	
Car Wash, Self Service	
Convenience Store – Gasoline Sales	
Correctional Institution	
Crematorium	
Crop Storage and Sales	
Dairy Product Processing	
Dry Cleaning/Laundry Establishment	
Fairground	
Feed and Seed Store	
Gas Station, Self Service	
Glass, Stone and Clay Products	
Government/Public Utility Office	
Greenhouse/Nursery – Commercial	
HVAC Service	
Ice	
Janitorial Service	
Locksmith	
Meat Curing/Smoking/Packing	
Mechanical/Repair Shop	
Oil Change Service	
Other Infrastructure/Transportation	
Other Retail	
Parking Lot, Commercial	
Pest/Insect Control Business	
Printing/Copying Business	
Racetrack	
Radio/Television Station	
Radio/Television Studio	

**3.4.2.2. Additional Conditional Uses Allowed in LIW**

The following uses are permitted in all LIW zoning districts, provided the following conditions are met:

- A. Automobile/Truck/Motorcycle/Boat Repair and Service, Body Shop, Building/Plumbing Supplies – provided:
  - 1. All lighting is shielded or directed away from adjoining residential properties.
  - 2. Outdoor storage/service areas with more than five (5) vehicles/machines/repair items shall be completely and opaquely screened from road rights-of-way and property lines.
- B. Carnivals, Fairs and Other Major Public Gatherings – provided zoning permits for temporary public assembly use and events of public interest such as carnivals, fairs and other major public gatherings and parking for such events, are issued for periods of no more than five (5) consecutive days. No more than five (5) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- C. Child/Adult Care Center – provided:
  - 1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.
  - 2. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.
  - 3. No other business enterprise shall be allowed to operate on the same property as the facility.
  - 4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.
  - 5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
  - 6. An on-site drop-off for children/adults shall be provided.
  - 7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
  - 8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.



9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
- D. Contractor, General and Contractor – Shop/Yard – provided any outdoor storage items must be screened with a 100% opaque fence of at least six (6) feet in height.
- E. Fabricating/Assembling – Enclosed in Building – provided the use is entirely contained within a structure and any outdoor storage is screened from view at all property lines and road rights-of-way.
- F. Farm Equipment Sales and Service, Gas Station (Full Service) – provided:
  1. All lighting is shielded or directed away from adjoining residential properties.
  2. Outdoor storage/service areas with more than five (5) vehicles/machines/ repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
- G. Manufactured Home Sales – provided:
  1. The hours of operation are limited to daylight hours.
  2. All lighting is shielded or directed away from adjoining residential properties.
  3. A 100% opaque screen along rear property lines to be in place prior to issuance of a certificate of occupancy.
  4. Outdoor storage of related materials is fenced and obstructed from view.
  5. The use is located on a major arterial roadway.
- H. Military Armory – provided:
  1. All lighting is shielded or directed away from adjoining residential properties.
  2. Outdoor storage/service areas with more than five (5) vehicles/machines/ repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
- I. Mini-Warehouse Storage – provided:
  1. All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.
  2. Where projects abut lots with residential land uses, buffering and screening standards shall apply in accordance with *Chapter 5 – Design and Performance Standards*.

3. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.
  4. To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.
  5. One accessory manager's office/apartment shall be permitted.
  6. Fencing or walls shall be required around the open perimeter of the project. Said fence or wall shall be a minimum of six (6) feet in height.
  7. Off-street parking shall be required as follows: one (1) space for each ten (1) storage cubicles; two (2) spaces for the manager's quarters; and one (1) space for every 50 storage cubicles to be located at the project office for the use of prospective clients.
  8. On-site driveway widths shall be required as follows: all one-way driveways shall provide for one (1) ten (10) foot parking lane and one (1) 15-foot travel lane; traffic direction and parking shall be designed by signing or painting; all two-way driveways shall provide for one (1) ten (1) foot parking lane and two (2) twelve (12) foot travel lanes; the parking lanes may be eliminated when the driveway does not serve storage cubicles; and all driveways must be paved.
  9. Retail or wholesale uses and storage of hazardous materials shall be prohibited in mini-warehouses and notice of prohibition shall be given to customers by a conspicuous sign posted at the entrance of the property or by provisions in the lease agreement or both.
  10. No unit shall be used for any business or industrial enterprise.
  11. The property must conform with the design standards as set forth in *Chapter 5 – Design and Performance Standards*.
- J. Mulch Sales/Landscaping Products – provided:
1. Adequate display space is provided that does not harbor pests.
  2. Adequate loading space is provided for commercial and residential vehicles.
  3. An on-site enclosed office building is provided.
  4. All outdoor storage must meet the setbacks of the zoning districts and screened from all property lines.
  5. The use is not located along Highways 25, 72, 246, 221 or 72/221 Bypass.
- K. Newspaper/Publishing Business – provided:
1. Paved acceleration/deceleration lanes ten (10) feet wide and 200 feet in length are constructed at the entrance points to major highways.

2. That no safety hazard or impediment to regular traffic movement is produced.
  3. No open storage of any type is conducted in connection with the operation.
- L. Other Light Industrial – provided:
1. Such use is of similar and compatible nature to permitted and conditional uses within the zoning district.
  2. Such use shall not produce noise, vibration, smoke, gas fumes, odor, dust, fire hazards, dangerous radiation or any other conditions which constitute a nuisance beyond the premises. DHEC, EPA or other accepted national standards shall be used to determine nuisance thresholds.
- M. Printing, Publishing and Allied Industries – provided:
1. Paved acceleration/deceleration lanes ten (10) feet wide and 200 feet in length are constructed at the entrance points to major highways.
  2. That no safety hazard or impediment to regular traffic movement is produced.
  3. No open storage of any type is conducted in connection with the operation.
- N. Sign Manufacturing – provided all outdoor storage is screened from view at all property lines and street rights-of-way.
- O. Solid Waste Convenience/Recycling Center – provided:
1. The lot is a minimum of two (2) acres in size.
  2. Buffer and setbacks comply with those for the appropriate zoning district.
  3. All local, state and federal permits for such use are obtained and copies provided to the Zoning Official prior to any site work.
  4. A drainage and sedimentation plan that shows all off-site runoff is submitted with the zoning district.
  5. The proposed facility has direct access off of a collector or arterial street.
  6. Any waste material capable of becoming airborne must remain covered and secured at the end of the workday.
- P. Storage Yard – provided all outdoor storage is 100% opaquely screened from view at all property lines and street rights-of-way.
- Q. Tire Recapping – provided:
1. All lighting is shielded or directed away from adjoining residential properties.

2. Outdoor storage/service areas with more than five (5) vehicles/machines/ repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
- R. Social Club or Hall – provided that the use is maintained as a commercial business for the use of patrons to lease space on a contractual basis for each event, that the contract is available for review by the City and its designated staff on a given basis, an active business license is maintained on the premise for each event held, and hours of operation are limited to 7:00 am to midnight. The structure shall be designated as a public assembly per the Building Code.

#### **3.4.2.3. Additional Special Exceptions Allowed in LIW**

There are no additional special exceptions allowed in the LIW.

#### **3.4.2.4. Additional Accessory Uses Allowed in LIW**

There are no additional accessory uses allowed in the LIW.

### 3.4.3. HI – Heavy Industrial/Manufacturing

The Heavy Industrial/Manufacturing Zoning Districts are primarily designed to accommodate the development of manufacturing and other intensive industrial uses.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the HI Zoning District. In addition, the HI Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in *Section 3.4.1. – Regulations Applied to All Industrial Districts.*

#### 3.4.3.1. Additional Uses Permitted in HI

- Acid Manufacturing
- Apparel/Clothing
- Asphalt/Petroleum Refining
- Automobile/Boat Manufacturing
- Camera and Photographic Supply Manufacturing
- Chemical and Allied Products Manufacturing
- Computer Products
- Computer Chip Manufacturing
- Explosives Manufacturing and/or Storage
- Fertilizer Manufacturing
- Fish Oil Manufacturing/Refining
- Furniture and Fixtures
- Games/Toys
- Metal Industries – Bolts, Screws, Nuts, Washers, Rivets, Rails
- Metallic Smelting
- Musical Instruments Manufacturing
- Office Machines
- Other Heavy Industrial
- Paper and Allied Products
- Pharmaceuticals
- Plastic Products
- Precision Instrumentation
- Railroad Facility/Switching Yard
- Railroad Terminal
- Scrap Metal Predecessors
- Silverware
- Surplus Materials, Heavy Machinery
- Textiles

#### 3.4.3.2. Additional Conditional Uses Allowed in HI

The following uses are permitted in all HI zoning districts, provided the following conditions are met:

- A. Sexually Oriented Business – provided the use meets the standards as set forth in *Chapter 6, Article 6.*

#### 3.4.3.3. Additional Special Exceptions Allowed in HI

There are no additional special exceptions allowed in HI.

**3.4.3.4. Additional Accessory Uses Allowed in HI**

There are no additional accessory uses allowed in HI.

**ARTICLE 5. – (RESERVED)**

**ARTICLE 6. – PLANNED DEVELOPMENT DISTRICT REGULATIONS**

The Planned Development (PD) District promotes innovative design within developments by permitting a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility and creativity in the design, character and quality of the development and preservation of natural and scenic features or open spaces is made possible through the development and approval of a detailed plan which describes the specific uses, densities, and other requirements for development. The approved plan constitutes the district regulations for a particular planned development.

DISTRICT	DISTRICT NAME
Planned Development	
PD	Planned Development

**3.6.1. Planned Development Flexibility**

The flexibility built into the section is intended to accomplish the following purposes:

- A. Create specialized developments suitable within the parameters set forth within the comprehensive plan and giving consideration to the existing character of surrounding development;
- B. Encourage better design and management of open space by creating more functional active and passive open spaces areas within a new development;
- C. Retain natural features such as floodplains and steep slopes, and encourage developments that will be compatible with environmentally sensitive areas;
- D. Facilitate more affordable housing by providing possibilities for savings in infrastructure, installation costs, and energy costs through clustering of uses;
- E. Encourage increased pedestrian and vehicular circulation within and adjacent to the PD; and
- F. Create unique developments with careful and meaningful consideration to design, character and quality between uses within the development.

**3.6.2. Relation to Other Ordinances**

The Planned Development regulations which follow shall apply generally to the initiation and regulation of all planned development districts. Where there are conflicts between the special Planned Development regulations herein and subdivision or other regulations, these regulations shall apply in Planned Development districts. Setbacks, buffering and screening requirements shall be required for those uses located on the periphery of the PD only, and shall be provided in accordance with the minimum requirements of *Chapter 5*.

**3.6.3. Where and How Permitted**

- A. Planned Development Districts shall be established by amendment to the official zoning map and related amendatory action. Tracts, suitable in location and character



for the uses and structures proposed, are to be planned and developed on a unified basis, according to the requirements and procedures set forth within this article.

- B. Planned Development Districts shall be appropriately located with respect to: intended functions, to the pattern and timing of development existing or proposed in the comprehensive plan, to all necessary public and private facilities which must be existing or clearly available by the time the development reaches the stage where they will be needed, and the Land Use Element of the Comprehensive Plan and available public infrastructure.

### **3.6.4. Development Standards**

#### **3.6.4.1. Required Site Area**

To be eligible to apply for a Planned Development District amendment, the proposed site must contain 15 acres or more.

#### **3.6.4.2. Uses**

A Planned Development District may permit any use which is a permitted use in any zoning district established within this ordinance. Conditional uses, accessory uses and special exceptions shall be clearly outlined within the district plan including standards for such uses.

#### **3.6.4.3. Access**

The dimensional standards of this Ordinance are waived except that:

- A. Within 50 feet of any Residential District the height regulations of that district shall apply.
- B. No lots for single family detached dwellings shall be less than 5,000 square feet in area.
- C. The minimum spacing between buildings shall be as per the Greenwood City/County Building Department.

#### **3.6.4.4. Commercial Areas**

- A. Commercial areas and adjacent residential, office and industrial areas shall be arranged to promote pedestrian access between and within such areas.
- B. Commercial uses shall be located on and shall access on internal street of the development.
- C. Up to ten (10) percent of the total land area may be occupied by or used for commercial purposes, provided that at no time shall the cumulative amount of land developed for commercial purposes exceed the cumulative amount of land for residential purposes.
- D. Commercial areas are permitted if they are designed and located to serve primarily the residents of the planned development.

**3.6.4.5. Circulation and Access**

- A. All streets shall be constructed as an all-weather surface.
- B. Internal streets, drives, and parking areas shall provide safe and convenient access to dwelling units and recreation facilities, and for service and emergency vehicles. Streets shall not be designed to encourage outside traffic to traverse the PD on local streets, nor create unnecessary fragmentation of the PD into smaller subareas.
- C. Sidewalks shall be required along streets adjacent to and within the PD. Sidewalks shall be constructed in accordance with city standards. Sidewalks shall form a logical, safe and convenient system for pedestrian access to all dwelling units, appropriate project facilities, and principal off-site pedestrian destinations. Pedestrian/bicycle pathways may be substituted for sidewalks, if appropriate.
- D. The width of new public streets which are constructed for the PD, other than thoroughfare or arterial streets, may be decreased if it can be demonstrated that the proposed facility can safely handle anticipated traffic at an adequate level of service and the design is such that on-street parking shall not obstruct traffic flow. Decreases in street width must be reviewed by the planning director, public works director, fire chief, and city/county engineer and approved by City Council.
- E. Alternative materials from the standard materials required by the City for curb and gutter on residential and commercial collector streets may be allowed if it is demonstrated that alternatives will provide adequate storm drainage capabilities, protection from pedestrian walkways, protection for property adjoining the road, protection for the edge of the pavement, and can be maintained by the city/county. Alternative materials or grass swales on residential service streets may be permitted and must be in accordance with the requirements of the City and approved by the city/county engineer.

**3.6.4.6. Boundary Treatment**

Boundary treatment is not required where the perimeter of the district is along the right-of-way of a railroad or street that is already constructed or is being constructed as part of a planned development. At other locations, development shall comply with the following:

- A. The scale and setbacks of buildings and structures within 150 feet of the perimeter of the planned development shall be in harmony with development on adjacent land.
- B. No commercial or industrial use shall be permitted within 150 feet of the perimeter of the planned development unless the adjoining zoning district permits the same or a similar use adjacent to the perimeter.

**3.6.4.7. Signs**

All signs shall use a coordinated color, style and lettering scheme shown within a Common Sign Plan for the planned development.

**3.6.4.8. Parking**

Off-street parking for each use in a planned development district shall be provided in accordance with the standards set forth in this Ordinance. The Planning Commission may approve a reduction in the number of spaces if the development plan provides convenient pedestrian and/or bicycle access among uses. All parking areas shall be delineated and constructed with an all-weather surface.

- A. Up to a 20% reduction in off-street parking may be approved if access to permanent transit, carpool, or other ride-sharing programs, or pedestrian access is shown to reduce the need for off-street parking. Reduction in the number of parking spaces required shall be based on a study provided by the applicant that calculates the reduction resulting from alternative access provisions.
- B. In addition to the above, if the development provides more than the prescribed area required for common open space as set forth in *Section 3.6.4.10*, it may be granted a reduction of one (1) parking space for every additional 500 square feet of open space provided.

**3.6.4.9. Environmentally Sensitive Areas**

The following shall be left natural and undisturbed except for street crossings, walkways, recreation facilities, utilities, stream restoration, and erosion control devices:

- A. Land within a floodway, and
- B. Wetlands and other critical ecological areas.

**3.6.4.10. Open Space and Common Recreational Facilities**

- A. In a planned development district, open space is only that land dedicated to the public or designated by the development plan for the use, benefit, and enjoyment of all residents of the planned development district. Open space may be common area owned by an owner's association or parkland or drainage-way and open space dedicated to the public.
- B. To qualify as open space, land shall be usable for recreation purposes or provide visual, aesthetic or environmental amenities, and may not be occupied by streets, drives, parking areas, or structures other than recreational structures.
- C. Common area open space shall conform to the location requirements of *Section 5.7.4.4*.
- D. Land within a floodway or floodway fringe may be used to provide not more than 50% of the open space required in a Planned Development District.
- E. All property owners in the Planned Development District shall have access to the open space by means of a public or private street or all-weather walkway in an easement of a minimum of 20 feet in width.

- F. The following amounts of open space are required:
  - 1. Two and one-half (2 ½) acres per 100 dwelling units; and
  - 2. Ten (10) percent of the gross land area for office, commercial, and industrial uses.
- G. The Planning Commission may reduce the required open space, depending upon the nature and extent of active recreational facilities provided.
- H. Open space shall be provided within each phase of the planned development district in sufficient amounts to serve the expected population of that phase.
- I. On property containing floodplains and/or wetlands, a density bonus of 20% shall be provided if the designated floodplains and/or wetlands are not disturbed; provided that the designated floodplain and/or wetlands comprise at least 10% of the total area.

#### **3.6.4.11. Buffers and Screening**

Buffering and screening shall be provided for all uses in the PD as required by the Planning Commission and appropriate governing authority.

- A. All exterior storage areas, service yards, electrical transformers, storage tanks, refuse collection areas, and other similar outdoor areas shall be screened from view from all adjoining properties, streets and open spaces by fences and landscaping in accordance with *Chapter 5, Article 4*.

#### **3.6.5. Zoning and Building Permits**

Zoning and building permits shall not be issued until the zoning amendment is approved by the appropriate governing body, the approved plat with descriptive statement and covenants are filed for recording with the Planning Department and the Clerk of Court for Greenwood County, all required bonds, if any, have been posted with the Clerk, and the final plat approval has been obtained as required in *Section 3.6.12*.

#### **3.6.6. Pre-application Conference**

Prior to filing an application for approval of a Planned Development District, the applicant shall make a request to the Planning Department for a pre-application conference. The planning staff shall conduct the pre-application conference to discuss the PD procedures and guidelines with the applicant.

The applicant shall submit a preliminary development concept plan. The Zoning Official or his/her agent shall review the plan for completeness and compliance with the comprehensive plan and shall notify the applicant in writing of any deficiencies or discrepancies. Any recommendations for changes shall be recorded in writing, with reasons therefore, and shall become part of the record of the application. Applicants shall indicate in writing their agreement and reasons therefore, and such response by applicant shall also be included in the record.

**3.6.7. Applications; Materials to be Submitted**

Following the conclusion of the pre-application conference, a formal written submittal for a Planned Development District rezoning request shall be submitted to the Planning Department staff. Applications for Planned Development amendments shall be submitted as for other amendments. Materials submitted with the application or on subsequent request by the Planning Department shall include plans, maps, studies and reports which may reasonably be required to make the determinations called for in the particular case and to include the items designated below. At least eight (8) copies of the following shall be submitted for necessary referrals and records as provided.

- A. A legal description and map of the property drawn to scale which shall include the land area within the PD district, the use and present zoning classification of the designated area, the zoning classification and use of all abutting districts within 200 feet of the subject property, and all public and private rights-of-way and easements bounding and intersecting the designated area which are proposed to be continued, created relocated and/or abandoned.
- B. A district plan, drawn at a scale of not less than one (1) inch per 200 feet, and a written description of the proposed development. The district plan and/or the description shall show or stipulate the general location, arrangement, extent and character for the following where applicable:
  - 1. Adjacent streets and alleys;
  - 2. Land uses by type, including the gross acreage or square footage of each proposed use;
  - 3. Structures or building envelopes by type of use, maximum height of structures, maximum gross floor area for each land use, and land coverage of buildings and impervious areas;
  - 4. Residential densities by housing type and maximum number of dwelling units;
  - 5. Interior streets and drives;
  - 6. Parking, loading and outdoor storage areas and access thereto, including areas for storage of boats, campers, trailers and recreational vehicles;
  - 7. Public and private open and recreation space; proposed parks and playgrounds;
  - 8. Dimensions of separations between buildings, streets and other features;
  - 9. Land dedications and public improvements;
  - 10. Location of signs;
  - 11. Treatment of sound, vibration, glare, radiation, fumes and heat emissions which will extend beyond the property; and
  - 12. Ownership and maintenance of streets.

- C. A Circulation Plan showing proposed circulation patterns of vehicular, pedestrian, or other traffic patterns with methods for dealing with parking and the impacts of projected traffic on the uses on the site and adjacent districts and streets.
- D. A Community Facilities and Usable Open Space Plan outlining such things as religious sites, educational facilities and other public uses.
- E. A Utility and Drainage Plan outlining existing and proposed utilities and easements with steps proposed to comply with sediment erosion control and storm drainage.
- F. A Landscape Plan identifying existing and proposed structures, any existing trees to remain on-site, proposed trees and landscaping, topography with contour intervals of five (5) feet or less, buffer areas, fencing including purpose and timing of construction, and other significant natural features.
- G. A Signage Plan identifying existing and proposed structures and locations of signage.
- H. A Statistical Data Sheet to evaluate the total development including, but not limited to, the following:
  - 1. Amount of land proposed to be used for public or semipublic use such as churches, schools, etc.
  - 2. Amount of land proposed to be set aside for recreational use.
  - 3. Amount of land proposed to be set aside for streets.
  - 4. Amount of land in the floodplain or unusable land within the project boundary.
  - 5. Extent and nature of projected traffic.
  - 6. Proposed number of parking spaces for cars and recreational vehicles and the number of spaces per unit.
  - 7. Gross density of the planned development to be computed by dividing the total number of proposed dwelling units within the development by the gross development area.
- I. A written statement generally describing the proposed PD and the market which it is intended to serve; its relationship to the comprehensive plan; and how the proposed PD district is to relate to the use of neighboring property. Where the applicant's objectives are not in substantial conformance with the comprehensive plan, the statement shall include the changed or changing conditions that justify approval of the proposed PD.
- J. A development schedule showing the approximate date of proposed construction and whether or not the project is intended to be developed in stages.

- K. Provisions for lot size, density, setbacks and building spaces, open space, buffer, screening, landscaping and signs shall be set in the approved plan for each PD.
- L. Other information deemed necessary to evaluate the application as the Planning Department, planning commission or city council may deem appropriate.

### 3.6.8. Planned Development District Rezoning Process

Once the application and all required information is received by the Planning Department staff, the proposed amendment shall be submitted in accordance with the procedures for zoning amendments as outlined in *Chapter 12, Article 3*.

- A. On receipt of the application and preliminary concept plan and detailed proposals as indicated above, the Zoning Official shall cause a study to be made by qualified representatives of the Planning Department and such other agencies or officials as appear appropriate in the circumstances of the case to determine conformity with the comprehensive plan, and to zoning and other regulations applicable in the case.
- B. Following such study, unless complete conformity is found, the applicant shall be notified in writing of discrepancies, and of the willingness of the Planning Department to confer for the purpose of assisting in bringing the material submitted as nearly as possible into conformity with the requirements and/or to define specific modification of regulations or of the comprehensive plan which seems justified in view of equivalent service of public purposes by the proposal.

If the applicant joins in such a conference, changes may be made in the original proposal, further conferences may be held, and additional material may be requested to guide in determinations.

In the course of such preliminary conferences, any recommendations for changes shall be recorded in writing with reasons therefore, and shall be transmitted to the Planning Commission.

- C. The Planning Department shall process applications for Planned Development Districts as any other zoning amendment, and the findings of fact shall address the following:
  - 1. The suitability of the tract for the general type of PD zoning proposed, physical characteristics of the land, and relation of the proposed development to surrounding areas and existing and probable future development.
  - 2. The relationship to major roads, utilities, and other facilities and services when so required.
  - 3. The evidence of unified control.
  - 4. The suitability of plans proposed or the desirability of amendments.
  - 5. The suitability of a program of maintenance for any common area.
  - 6. Consistency with the comprehensive plan.

Based on such findings, the Planning Department shall recommend approval of the PD amendment as proposed, conditional approval on stipulated modifications, or disapproval, with recorded reasons therefore.

- D. The Planning Commission shall act as provided for amendments generally. The Planning Commission may recommend the application in accord with PD and other regulations applicable may include recommended modifications of PD or other applicable regulations or may recommend denial of the application.
- E. City Council shall act as provided for amendments generally. They may approve the PD, modify the PD or deny the application.

### 3.6.9. Procedures for Staged Development

Nothing in this article shall prevent a developer from developing a planned development in phases or sections; provided, the following conditions are met; and further, that any phase or section of a development is part of an overall approved development plan:

- A. The proposed phases or sections shall be delineated on the plan of development.
- B. All project data as required in *Section 3.6.7.* for the project as a whole shall be given for each such section so established.
- C. When any section of a planned development district is developed, it shall conform to the plan of development as approved or amended.
- D. The gross densities of sections recorded shall not vary by more than ten (10) percent of the gross density for the total development.
- E. In a staged development, each section shall provide a minimum of 20 percent of the gross site area of that section as open space. The Planning Commission may allow a ten (10) percent variance from the required percentage of the open space.
- F. The Planning Commission may halt any future development approvals if it is found that any amenity or improvement in an initial phase or section was not provided for, as specified within the overall development plan.
- G. All phases shall be shown on the Unified Development Plan and numbered.
- H. Open space and common facilities shall be included such that any given phase of development, the cumulative area of open space in all recorded phases and the total number of dwelling units and the gross land area are devoted to nonresidential land uses approved in those phases comply with Open Space and Common Recreation Facilities.
- I. The phasing shall be consistent with the traffic circulation, drainage and utilities plan for the overall Planned Development District.
- J. No final plat for a phase of a Planned Development district shall be approved unless all open space and common facilities included in previous phases have been



conveyed and/or completed and there is no violation of the unified development plan or conditional use permit in any previous phase.

### **3.6.10. District Zoning Map**

If the amendment is granted, the Council shall, in its amending action, approve the development concept plan or indicate required modifications; and such approved plan, with required modifications, if any, shall be binding in determinations concerning final development plans. The site development plan approved by the governing authority as a zoning amendment of the site to a PD district shall be the basis for issuance of zoning and building permits, and may not be changed except through the procedures outlined in *Section 3.6.11*.

### **3.6.11. Changes in Approved PD Plans**

Except as provided in this Section, approved PD plans shall be binding on the owner and any successor in title. All proposed changes shall be made in writing to the Planning Department. Minor changes such as location and siting of buildings can be authorized by the Planning Director without a public hearing of the entire process. The Planning Director may allow minor changes that do not cause any of the following:

- A. A 10% or greater increase in the overall site coverage by the structures.
- B. An increase in the intensity of use. For example, an increase in density resulting from changing single family residential to multi-family residential.
- C. A 10% or greater increase in external traffic generation.
- D. A 10% or greater increase in the demand for public utilities.
- E. A 5% or greater reduction in the proposed open space.
- F. A 10% or greater reduction in the number of parking spaces.
- G. A change of an approved use.
- H. An increase in the height of buildings.

Any modifications that are in excess of the above standards shall be considered a major change to the approved PD and shall require a public hearing and approval by the appropriate governing body.

### **3.6.12. Approval of Final Plans**

- A. After a PD district has been established, no building permit shall be issued therein unless and until the Planning Department has approved final plans and reports for the development as a whole or stages or portions thereof deemed satisfactory in relation to the total development. The form and content of such final plans and reports shall be as prescribed in zoning ordinance, land development regulations, or other regulations, generally or for particular PD districts, and in the rules of the Planning Department and other affected agencies.

1. Approval of final plans and reports shall be based on compliance with regulations applying at the time the land was zoned to PD status, including such specific modifications as were made by the Council in its amending action.
  2. Upon approval of final plans and reports, building permits shall be issued in the same manner as for building permits generally, provided that any requirements concerning the order and location in which building permits are to be issued in the particular PD district shall be observed.
- B. Final plan approval is an administrative action. No public notice or hearing is required in connection with approval proceedings on final plan or changes in approved plans by the Planning Department.

### **3.6.13. Expiration of Time Limits on PD Amendments and Termination**

If actions required in any amendment establishing a PD district are not taken within any time limits set, the Planning Department Staff shall review the circumstances and recommend to the Planning Commission and Council:

- A. That PD zoning for the entire area be continued with revised time limits; or
- B. That PD zoning be continued for part of the area, with or without revised time limits, and the remainder be rezoned to an appropriate category; or,
- C. That the entire district be rezoned from PD to an appropriate category.

If the present or future owner of the Planned Development district within the designated area does not follow the approved site plan, the remaining undeveloped property shall automatically revert back to the original zoning.

### **3.6.14. Grandfathered PD Districts**

Planned Development Districts established prior to the adoption of this update to the Zoning Ordinance, will continue to be governed by the development plan and regulations adopted at the time the District was established by the appropriate governing authority. Phases included in the original development plan and regulations shall be governed by those regulations as well. Additional phases, extensions or additions to a grandfathered PD (not included in the development plan and regulations established prior to the adoption of this update to the zoning ordinance) shall be subject to the provisions of this Article and the remainder of this zoning ordinance.

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